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SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

JUL 21 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JAN 14 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Date:

13. JUL 14 2010

PART 2 – PROJECT INFORMATION

(For Staff Use Only) Case No. 2010.0634E

Address: 75 Cliff Road Terrace

v.10.07.2008

Block/Lot: 2628/064



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Owner/Agent Information

Property Owner	Janet Kearn	Telephone No.	415.661.8894
Address	75 Clifford Terrace	Fax. No.	
	San Francisco CA 94147	Email	jjksf@yahoo.com
Project Contact	Andy Forrest	Telephone No.	415.566.2215
Address	1539 Taraval St. , No. 203	Fax No.	415.566.2262
	San Francisco CA 94116	Email	andy@seismiczone.net

Site Information

Site Address(es):	75 Clifford Terrace		
Nearest Cross Street(s)	Upper Terrace		
Block(s)/Lot(s)	2628/064	Zoning District(s)	RH2
Site Square Footage	2362	Height/Bulk District	40-X
Present or previous site use	Single Family Residence		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$75,000

Describe proposed use Single Family Residence with one off-street parking space

Narrative project description. Please summarize and describe the purpose of the project.

The scope of the project is:

- 1) New garage a existing lower first floor
- 2) New driveway and concrete retaining walls
- 3) New concrete landing and steps at side yard.
- 4) Work will involve minor alteration of existing bay window.

(For Staff Use Only) Case No. 2010.0634E

Address: 75 Clifford Terrace

v.10.07.2008

Block/Lot: 2628/064

3 1223 09321 0988



SAN FRANCISCO PLANNING DEPARTMENT

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

(For Staff Use Only) Case No. 2010.0634E

Address: 75 Clifford Terrace

Block/Lot: 2628/064



Date received:

**SAN FRANCISCO
PLANNING DEPARTMENT**

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2510	2510	0	2510
Retail				
Office				
Industrial				
Parking			695	695
Other (specify use)	Storage: 695	0		-695
Total GSF	3205	2510	695	3205

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	0	0	1	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	Approx. 24'	Approx. 24'	0	Approx. 24'
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)(1)

W. D. Smith 1-11-2011(For Staff Use Only) Case No. 2010.0634EAddress: 75 Clifford TerraceBlock/Lot: 2628/064



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 75 Clifford Terrace
Block/Lot: 2628/064
Case No.: 2010.0634E
Date of Review: January 11, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the partial removal and excavation of the front garden, removal of the front picket fence, and the construction of a garage on the front façade. The project would result in the removal of the lower portion of the front bay window and the alteration of the floor level within the living room.

PRE-EXISTING HISTORIC RATING / SURVEY

Archival permit records indicate that the subject building was constructed in 1910. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

75 Clifford Terrace is located on an irregularly shaped, mid-block lot with over 27-feet of frontage on Clifford Terrace. The property is located on the south side of Clifford Terrace between Upper Terrace and Roosevelt Way in the Corona Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District. The neighborhood is defined by one and two-family dwellings in a mix of architectural styles from the late nineteenth century to the present with no dominant architectural period represented. Because the neighborhood is built on a hillside the streets are curvilinear and sloped and the parcels also tend to be sloped and irregularly shaped.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 75 Clifford Terrace is an irregularly-shaped lot that is occupied by two-story single-family dwelling designed in the Craftsman style. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated July, 2010, provided by Cline Architects (see file). Staff concurs fully with the findings of the Cline report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1910, represents the early build out of the Corona Heights neighborhood but it is not individually significant in this context. No information could be found that would differentiate the subject building from other buildings of similar age within the neighborhood. Therefore, it cannot be demonstrated that the property has a specific association with an event that is important in our local, regional or national past that would qualify it for listing on the California Register under Criterion 1.

~~*Criterion 2: It is associated with the lives of persons important in our local, regional or national past;*~~

Henry E. Chandler and Frederick J. Bourn were the original owners of 75 Clifford Terrace. In 1912, the first person to live in the house was a renter named Alexander Hunt. Chandler and Bourn were involved in the sale of real estate and insurance. Neither Chandler, Bourn, or Alexander or any of the subsequent owners and occupants of the subject property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

75 Clifford Terrace is a modest dwelling designed in the Craftsman style of wood-framed construction. The building is defined by its side facing gabled roof with a large roof dormer, wood shingled cladding, decorative exposed rafter tails beneath the front eave, front bay window tucked beneath the eave, entry porch with its own roof supported by columns set beneath the eave, and decorative wood double-hung windows. The original architect is unknown but it does not appear to be the work of a master. The building is not an exceptional representation of Craftsman architecture and it does not possess high artistic values as its design is simple and its ornamentation restrained. The property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1/11/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Viraliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\75 Clifford Tr\75 Clifford Tr..doc

Photos, 75 Clifford Terrace



Fig. 4 75 Clifford Terrace, Front View





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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DEC 14 2009

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

(For Staff Use Only) Case No.

v.01.12.2009

GOVERNMENT
DOCUMENTS DEPT

JAN 14 2011

SAN FRANCISCO
PUBLIC LIBRARY

Address:

Block/Lot:

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Tad Nguyen / Kim Nguyen Telephone No. 650 766 7342 / 415 244-8678
 Address 456 Urbano Drive Fax No. _____
San Francisco, Ca. 94127 Email tad@inglesidenetworks.com
 Project Contact KIM NGUYEN Telephone No. 415 244 8678
 Company _____ Fax No. _____
 Address _____ Email Kimnguyen288@comcast.net

Site Information

Site Address(es): 456 Urbano Drive, San Francisco, Ca. 94127
 Nearest Cross Street(s) Alviso Street
 Block(s)/Lot(s) 6916/010 Zoning District(s) RH1D
 Site Square Footage 6,555 SF Height/Bulk District _____
 Present or previous site use single family dwelling
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☒ Other (describe) \$ 200,000.00 Estimated Cost

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

- Vertical addition : 1,482 SF
 - Horizontal addition
 - First Floor @ the back : 242 SF
 - First Floor (dining room extension/front) : 73 SF
 - Basement addition
 - Family Room extension : 242 SF
 - Bedroom Closet extension : 41 SF
- TOTAL ADDITION: 2,080 SF and REMODELING.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,291 SF	3,291 SF	2,080 SF	5,371 SF
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	3,291 SF	3,291 SF	2,080 SF	5,371 SF

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	2	2	0	2
Loading spaces				
Number of buildings	2	2	0	2
Height of building(s)	15' 6"	15' 6"	10' 6"	25'
Number of stories	1.5	1.5	1	2.5

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(1)
W. H. S. S. 11/11/2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 456 Urbano Drive
Block/Lot: 6916/010
Case No.: 2009.1162E
Date of Review: January 11, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to legalize the "as built" construction of a one-story vertical addition that was constructed 18 inches taller than was approved in 2006. The project also includes "as built" replacement of the front windows, adding a front roof deck, and minor changes to the front elevation. The "as built" construction would not add gross floor area to the building

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 456 Urbano Drive was constructed in 1925. It is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age. The property includes a detached garage at the rear of the property; the date of when it was constructed is unknown. The garage structure would not be altered as part of this project.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

456 Urbano Drive is located on the west side of the street between Moncada Way and Alviso Street in the Ingleside Terraces neighborhood. The property is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District. The immediate context is large landscaped lots containing detached single-family dwellings many of which were constructed by Joseph Leonard between 1913 and 1930 as part of the Ingleside Terraces subdivision. Property types in Ingleside Terraces include Craftsman (1912 - 1920s) and Period Revival, Spanish Eclectic, and Mediterranean houses (1920s and 1930s). The buildings vary in size and massing but are a similar scale. Building heights generally range from one- to two-stories with basements. Ingleside Terraces is a neighborhood of approximately 750 homes bordered by Ocean Avenue to the north, Ashton Avenue to the east, Holloway Avenue to the south, and Junipero Serra Boulevard to the west. The neighborhood is not a designated historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject building is currently a two-story over partial basement, wood framed, single-family dwelling that was originally constructed in 1925 in the Spanish Eclectic style. The building was originally constructed as a one-story over partial basement dwelling but a permit was granted in 2006 to construct a one-story vertical addition and front and rear horizontal addition that is partially completed. The property is also improved with a detached garage located at the rear of the property. The garage is a wood framed structure that is clad in stucco at the front façade and features a flat roof with a decorative Mission style parapet at the front. Although the property is located in Ingleside Terraces, a neighborhood that appears to be eligible for listing on the California Register as a potential historic district, the subject building is not a contributing building within the district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The Department was not provided any information that would suggest that the property was associated with significant events in our local, regional, or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The Department was not provided any information that would suggest that the property was associated with the lives of persons important in our local, regional, or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

456 Urbano Drive was originally constructed as a one-story over partial basement single-family dwelling designed in a Spanish Eclectic style. In 2006, a permit was granted to construct a vertical and horizontal addition to the building that is currently under construction and partially completed. The proposed building will be finished in stucco, feature a flat roof with a tiled parapet at the front, and a second floor that is set back 12-feet from the front of the building. The plan consists of two bays separated by an elevated and recessed entry. Both bays feature angled bay windows. The entry has an arched opening with a decorative gabled parapet above. The building is set back from the side property lines with a driveway along the north side of the building.

Ingleside Terraces is eligible for inclusion on the California Register under Criterion C as a potential historic district for being one of a collection of houses developed in the western part of the city by a significant local architect and developer, Joseph Leonard (1850-1929). Leonard's company also developed Jordan Park and Richmond Heights in San Francisco and was responsible for building hundreds of homes in Alameda and Berkeley around the turn-of-the-20th century. Born in Texas, Leonard received his training as an architect in New York, before finding success as a developer in the Bay Area. Leonard designed homes in every style of the day - Victorian, Arts and Crafts, Classical, Medieval Revival - and pioneered suburban-style residence parks. Leonard played a major role in the development of the western portion of the city as a developer and also by lobbying for light rail access to the western side of the City.

Ingleside Terraces is Joseph Leonard's most successful attempt at creating a garden park development within San Francisco. Ingleside Terraces also significantly represents the first period of residential development in the area. The period of significance for this potential district appears to be 1910-1930, which roughly encompasses the development period for Ingleside Terraces. The construction date (1925) of the original building places it within the period of significance identified for the surrounding potential historic district, however, the current building on the property does not contribute to the district because it lacks historic integrity as a result of the recent addition made to the building (see integrity discussion below).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Notes: 456 Urbano Drive is currently under construction to add a second floor and construct a partial front and rear addition that was large approved in 2006. The alterations substantially changed the scale of the building and removed character defining features and original historic fabric. Prior to the 2006 construction, the only significant alteration to the original building had been the replacement of the original windows. The vertical and horizontal addition and exterior modifications to the building do not comply with the Secretary of the Interior Standards and substantially compromised the building's original design and historic character. The property retains its location and setting, however, the current building lacks integrity of association, design, workmanship, feeling, and materials. Overall the building does not have sufficient historic integrity to convey the significance of the potential historic district.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the resource to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: 456 Urbano Drive is not a contributor to the potential Ingleside Terraces Historic District because it lacks historic integrity. The "as built" changes to the addition do not have a significant impact on the character of the historic resource because they are generally compatible with the materials (stucco, tiles at parapet), scale, (one and two stories), and design (Spanish Eclectic with multi-lite windows) of buildings within the Ingleside Terraces neighborhood.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

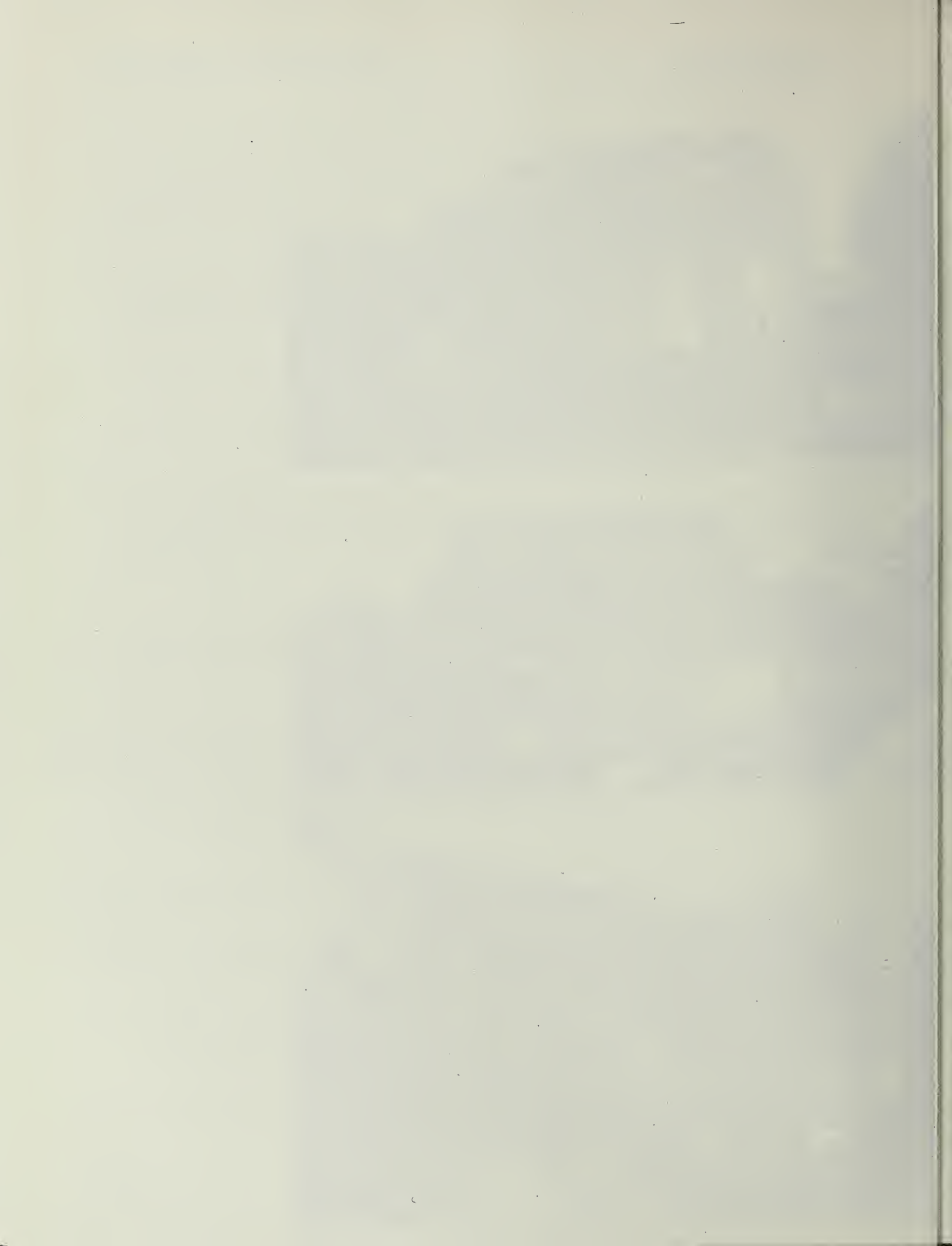
Tina Tam, Senior Preservation Planner

Date: 1/11/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Vimaliza Byrd / Historic Resource Impact Review File

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0771E
Project Title: 300, 307, and 311 Gaven Street
Zoning: RH-1 (Residential House, One-Family), 40-X
Block/Lot: 5847/032; 5860/046; and 5860/045
Lot Size: 38,171 square feet; 1,950 square feet; and 1,999 square feet
Project Sponsor: Steve Morris, San Francisco School, (415) 239-5065
Staff Contact: Don Lewis - (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

F
241
#1
1/13/11

The project site is located on the northwest corner of Gaven Street and Boylston Street with Highway 280 to the north in the Excelsior neighborhood. The project site consists of three school buildings totaling 22,980 square feet surrounded by play yards and outdoor spaces owned by the San Francisco School. The existing Herbst Elementary building was constructed in 1985 and is 22 feet tall with two stories, the existing Middle School building was constructed in 2000 and is 33 feet tall with two stories, and the existing Pre-Kindergarten/Elementary (Pre-K) building was constructed in 1960 and is 13 feet tall with one story. The project sponsor proposes to demolish 4,176 square feet of the existing 13,700-square-foot Pre-K building and 350 square feet of the existing 4,000-square-foot Herbst building in order to construct an approximately 40-foot-tall, 14,200-square-foot, two-story with mezzanine, Multi-Purpose Center for school assembly, performing arts, and athletic space. The new Multi-Purpose Center would be connected

(See next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

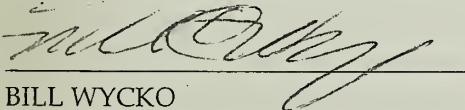
See reverse side.

JAN 20 2011

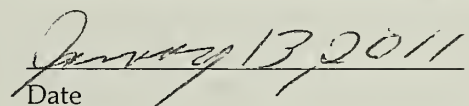
SAN FRANCISCO
PUBLIC LIBRARY

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

cc: Valerie Veronin, Project Sponsor
Supervisor John Avalos, District 12
Historic Preservation List

Bulletin Board
V. Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

to the Pre-K building and would abut the Herbst building. In addition, the existing administrative area within the Pre-K building would be renovated. With the proposed project, the Pre-K building would be 9,525 square feet in size, the Herbst building would be 3,650 square feet, and the new Community Center would be 14,200 square feet. No work is proposed at the 5,280-square-foot Middle School building. There are eight off-street parking spaces and no new spaces are proposed. The project does not propose additional staff or classrooms, although student enrollment is proposed to increase, as discussed below. The school owns two single-family residential properties across the street at 307 and 311 Gaven Street, which are currently used as office space, and no work is proposed at either location.¹ The estimated construction cost is 4.3 million dollars.

The school is requesting an amendment to its existing Planned Unit Development and Conditional Use authorization for an expansion of a school in an RH-1 zoning district by constructing the Multi-Purpose Center, to legalize the existing office use of residences at 307 and 311 Gaven Street, and to increase the total permitted enrollment limit from 268 to 285 students.²

REMARKS (continued):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-1 zoning district where the existing use is conditionally permitted. The San Francisco Planning Code states that school auditoriums or theaters are considered an accessory use to a school if it is not used as a classroom nor rented out to non-school events. School auditoriums do not count in the parking computation because parking is linked to a number of classrooms. If a proposed theater would be used as a separate classroom, and if there are fewer than eight existing classrooms in the school, the theater would count as such for parking purposes. The proposed Multi-Purpose Center would not be required to provide any off-street parking spaces because the existing campus has more than eight existing classrooms and the new Center would not be used as a separate classroom. The project would not be required to provide an off-street loading space since the proposed center is under 100,000 square feet. The proposed project would be consistent with all applicable zoning plans and policies. As mentioned above, the project would require Conditional Use authorization for an expansion of a school in an RH-1 zoning district, to legalize the use of both 307 and

¹ The two residential buildings are currently used as office space for business development, fundraising, tech support, and storage for the school. The buildings do not contain residential use.

² The school is currently approved for 268 students but over the past several years, the school's enrollment has fluctuated between 270 and 277 persons. Although the school is requesting to increase their enrollment limit to 285, they do not anticipate to reach 285 but to remain at its current level between 270 and 277 persons.

311 Gaven Street for office use, and to increase the total permitted enrollment for the School from 268 to 285 students.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.97-acre (42,120 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of residential buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

The project sponsor proposes to construct a new 300-seat Multi-Purpose Center to be used for school assembly, performing arts, and athletic space. Currently, the school's music program holds rehearsals and recitals in off-campus venues with parents volunteering to shuttle students and instruments to nearby theaters and high schools for these activities. The lack of appropriate space also means that there is no indoor practice space or "home-court" for the school's athletic programs in volleyball, basketball, and futsal.³ The proposed Multi-Purpose Center would eliminate the need to shuttle students and equipment to off-site locations. In addition, the project sponsor seeks Conditional Use authorization to increase the current enrollment limit by 17 students, from 268 to 285. However, over the past several years, the school's enrollment has fluctuated between 270 and 277 students. This modest increase in enrollment limit to 285 students would not require additional classroom space or additional staff. It is anticipated that the project could generate up to approximately ten additional p.m. peak hour trips, and these new trips would not be considered significant. The change in traffic could be noticeable to those in the immediate setting when an evening event is scheduled.⁴ However, the volume of the additional trips would not result in any significant individual or cumulative adverse impacts to any intersection service levels.

It is anticipated that traffic patterns would experience no more than minor changes as a result of the proposed project. The school's existing traffic management program would apply to any additional traffic resulting from the enrollment increase and to all after-school programs and events. The school currently has a traffic management program for facilitating the orderly arrival and departure of students. A pick-up/drop-off queue is established in the street heading west along the school's 250-foot frontage of Gaven Street. Students arrive between 7:30 and 9:00 a.m. while staff supervision and facilitation of drop-off begins at 8:30 a.m. Staff-supervised student departure takes place between 2:45 and 3:30 p.m. Guidelines

³ Futsal is a variant of soccer that is played on a smaller playing surface and is mainly played indoors.

⁴ Only limited events are planned for the school year.

for pick-up and drop-off are distributed to all parents. These guidelines were developed to address student safety and to minimize traffic congestion that might otherwise develop during the peak drop-off and pick-up times of the day.

The level of increase in traffic generated by the project would not be substantial relative to the existing traffic baseline and capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Transit

The project site is served by several local transit lines including Muni lines 14X and 44. The increase in transit demand associated with the project would not noticeably affect transit services in the area or affect acceptable transit operations, and therefore, the project would result in a less-than-significant effect to transit services.

Parking

As mentioned above, the proposed project complies with Planning Code requirements for provision of off-street parking spaces and is not required to provide new parking spaces. It should be noted that San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines 14X and 44) and a bike lane (70), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is

unavailable. Moreover, in the experience of San Francisco transportation planners, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Access

Both vehicle and pedestrian access would remain on Gaven Street. Emergency access to the project site would not be changed by the proposed project. There are no bus stops in front of the project site. Sidewalks and on-street parking are present on both sides of the street.

Loading

Planning Code Section 152.1 does not require off-street loading for an institutional use of less than 100,000 square feet. Therefore, off-street loading spaces are not required for the proposed project. The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along the project site's 250 feet of Gaven Street frontage. The proposed project would not increase the number of delivery or service vehicles to the project site. The project's delivery and service trips could be met at the curb on Gaven Street, where the building's pedestrian entrances are located. Although the school is requesting to increase their enrollment to 285 they do not anticipate reaching 285 but expect to remain at their current enrollment level that has been fluctuating between 270 and 277 for the last several years. If enrollment did reach 285, the loading impact would not be considered significant. Therefore, student drop-offs are not anticipated to increase substantially but to remain at their current operating conditions. Loading activity would not pose a significant impact for pedestrian flow or transit.

Pedestrian and Bicycle Conditions

Pedestrian conditions in the vicinity of the project, on both sidewalks and crosswalks, were observed to be operating at acceptable levels of service. The project is not expected to substantially change the existing pedestrian conditions and therefore, the project would not result in any significant impacts on pedestrian conditions.

There are no existing or proposed bike lanes on the project site. In the vicinity of the project site, there is one major bicycle route (70). Any increase in traffic generated by the project would not be substantial enough to affect bicycle travel in the area, and project impacts on bicycles would be less than significant.

In summary, the project would not result in a significant effect with regard to transportation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The Multi-Purpose Center would be acoustically isolated from Highway 280 noise and conversely, no performance sound would permeate outside of the building. In addition, the Multi-Purpose Center would be located at the rear of the property and away from the residential properties along Gaven Street. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with regard to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would expand the existing school to include a Multi-Purpose Center for school gathering, performing arts, and athletic space. The new center would be 14,200 square feet in size and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

d) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Issues

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the three buildings located on the project site are not historic resources. The Herbst and Middle School buildings are both less than 50 years old and are determined not to be historical resources for the purposes of CEQA. The Pre-K building was constructed in 1960, and although it is not included on any historic surveys and is not included on the National or California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.⁵ As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the Pre-K building does not appear eligible for listing on the California Register as an individual resource

⁵ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA1084.PDF (November 2, 2007).

under Criteria 1 (Event), 2 (Persons) and 3 (Architecture). In addition, it does not appear to contribute to a potential California Register-eligible historic district.⁶

The Pre-K building at 300 Gaven Street was constructed in 1960 as the Sky-Way Baptist Church. The development of this building does not appear to have been associated with events that have made a significant contribution to the broad patterns of local history, and thus the property is not eligible for the California Register under Criterion 1 (Event). The subject building was originally associated with Reverend Marshall A. DeVaughn, who came to San Francisco in 1954 from Los Angeles to serve the growing population of Southern Baptists in San Francisco. It does not appear that the subject building is eligible for the California Register under Criterion 2 (Persons). The subject building is a mid-century building constructed with load-bearing concrete masonry units with large panels of glazing. Many of the windows on the subject building are fixed-wood windows, while operable windows are primarily aluminum sliders. There is a deep fascia parapet clad in wood shingles, and the roof is flat, with a built-up membrane. The subject building does not appear to embody a distinctive characteristic type, period, region, or method of construction, and it does not appear that the subject building is eligible for the California Register under Criterion 3 (Architecture).

In sum, the Pre-K building at 300 Gaven Street does not appear eligible for listing in the California Register as an individual resource, nor does it appear to be located within a potential historic district.⁷ In addition, it does not appear that the proposed project would have an adverse impact on off-site historical resources.

Because the existing building is not considered an historical resource under CEQA, its partial demolition of 4,176 square feet would not result in a significant effect on any historical resources. Therefore, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 32.

Archeological Resources: The proposed Multi-Purpose Center would be constructed on drilled, cast-in-place concrete piers which extend into underlying colluvium and bedrock at uncertain depths. Based on review of in-house MEA archeological documentation, no CEQA-significant archeological resources are expected within project-affected soils.⁸ As part of the project description, the project sponsor will notify the San Francisco Planning Department Major Environmental Analysis (MEA) division prior to commencement of pier installation. In the event that possible prehistoric deposits are surfaced during pier drilling, the project sponsor will contact the MEA archeologist as immediately as possible and the deposits will be held for one week, away from ongoing construction, for evaluation by a qualified archeologist. Any identified prehistoric deposits will be recorded by MEA with the Northwest Information Center.

⁶ Memorandum from Sophie Hayward, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, January 4, 2011. This memorandum is attached.

⁷ Since the Herbst Building is not older than 50 years old, the property is not considered a potential historic resource, and therefore, its alteration and partial demolition would not be considered a significant impact.

⁸ Randall Dean, MEA archeologist, memorandum to Don Lewis, MEA planner, September 13, 2010. This memorandum is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0771E.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 13, 2010 to owners of properties within 300 feet of the project site and to on-site and adjacent occupants. No comments were received.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on historic architectural resources or archeological resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 300 Gaven Street
Block/Lot: 5847/032
Case No.: 2010.0771E
Date of Review: October 15, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
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San Francisco,
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PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The project site consists of three school buildings surrounded by play yards and outdoor spaces owned by the San Francisco School. The existing Herbst Elementary building was constructed in 1985, the existing Middle School building was constructed in 2000, and the existing Pre-Kindergarten/Elementary (Pre-K) building was constructed in 1960. Based on the age of the building, the only potential historic resource is the Pre-K building.

The project sponsor proposes to demolish 4,176 square feet of the existing 13,700-square-foot Pre-K building and 350 square feet of the existing 4,000-square-foot Herbst building in order to construct an approximately 40-foot-tall, 14,200-square-foot, two-story with mezzanine, Multi-Purpose Center for school assembly, performing arts, and athletic space. The new Multi-Purpose Center would be connected to the Pre-K building and would abut the Herbst building. In addition, the existing administrative area within the Pre-K building would be renovated. With the proposed project, the Pre-K building would be 9,525 square feet in size, the Herbst building would be 3,650 square feet, and the new Community Center would be 14,200 square feet. No work is proposed at the Middle School building.

PRE-EXISTING HISTORIC RATING / SURVEY

Information submitted by the Project Sponsor, as well as information from the County Assessor's records indicate that the Pre-K building was constructed in 1960. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the Pre-K building is an historical resource for the purpose of CEQA review. The Herbst and Middle School buildings are both less than 50 years old and are determined not to be historical resources for the purpose of CEQA.

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the campus of the San Francisco School, located at 300 Gaven Street in San Francisco's Portola District, within an RH-1 Zoning District and a 40-X Height and Bulk District. Interstate Highway 280 lies directly north of the project site, residential buildings surround the campus to the south and west of the site, and municipal utility buildings stand to the east. The school's campus is made up of three parcels (Assessor's Block 5847, Lots 032 and 001, and Block 5853, Lot 044).

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register, nor does it appear that the subject building is a contributor to a potential historic district. The Project Sponsor submitted a Supplemental Information Form prepared by Knapp & VerPlanck Preservation Architects. Staff concurs with the information provided in the Supplemental Information Form; please refer to the Case Docket for the complete Supplemental Information Form.²

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on the information submitted by the project sponsor, it appears that the subject building was constructed in 1960. The subject building was originally constructed as the Sky-Way Baptist Church, which was constructed as a replacement building for the original Bayview Baptist Church, originally constructed in 1954, but demolished soon after as a result of the construction of the Southern Freeway (now known as Interstate Highway 280). Although how the church acquired the property for the new Sky-way Baptist Church is unclear, as noted in the submitted Supplemental Information Form, "it is possible that the State Division of Highways may have helped acquire the land, which itself lay

² "Supplemental Information Form for 300 Gaven Street," prepared by Knapp & VerPlanck Preservation Architects, dated September 1, 2010. The report is included in the case docket (Case No. 2010.0771E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

adjacent to the proposed freeway." While the events surrounding the development of the church and the construction of the new interstate coincided, the development of the subject building itself does not appear to have been associated with events that have made a significant contribution to the broad patterns of local history, and it does not appear that the subject building is eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building is originally associated with Reverend Marshall A. DeVaughn, who was born in 1908 and came to San Francisco in 1954 from Los Angeles to serve the growing population of Southern Baptists in San Francisco. When the Bayview Southern Baptist Church was demolished, he became the lead pastor at the Sky-Way Baptist Church in 1960, the then-newly constructed subject building.

It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building at 300 Gaven Street was designed as the Sky-Way Baptist Church by the architect Jo Paul Rognstad of Johnson, Rognstad, Woodard & Associates. The subject building is a mid-century building constructed with load-bearing concrete masonry units (CMU) with large panels of glazing. Many of the windows on the subject building are fixed wood windows, while operable windows are primarily aluminum sliders. There is a deep fascia parapet clad in wood shingles. The roof is flat, with a built-up membrane.

The subject building does not appear to embody a distinctive characteristic type, period, region, or method of construction and it does not appear that the subject building is eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks

Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be historically significant under California Register criteria. However, Staff concurs with the information provided in the submitted Supplemental Information Report, which notes:

There have been many alterations made to the building over the years, including the building out of a portion of the building's south elevation to the outer edge of the overhanging roof to create more usable interior space. The fascia of the roof was originally noted as stucco, but is covered in shingles today. The parking area to the south has been enclosed and is not used as a play area. Some operable windows have been inserted in the original fixed glass window walls.³

As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is a contributor to a potential historic district.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

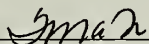
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

³ Supplemental Information Form, Page 2.

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources.

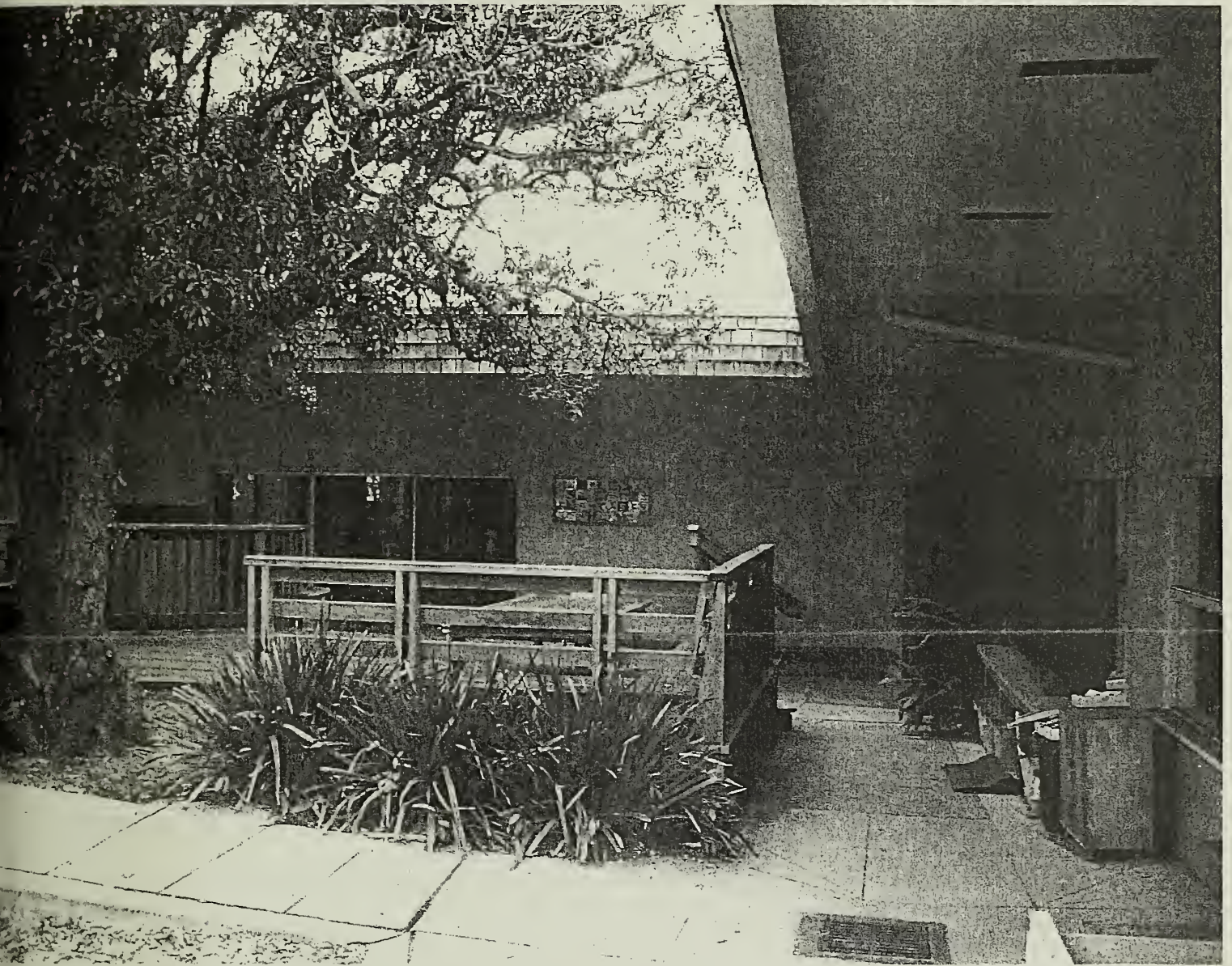
SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1-4-2011

CC:

Linda Avery, Commission Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File



View of the Pre-K Building from Gaven Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2006.0475E
Project Title: 2324 Vallejo Street
Zoning: RH-2 (Residential, House Character, Two Units per Lot)
40-X Height and Bulk District
Block/Lot: 0558/011
Lot Size: 3,711 square feet (sq. ft.)
Project Sponsor: Greg Hagey, Korth Sunseri Hagey Architects
(415) 954-1960
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project would alter an existing four-story-over-basement, 5,330-sq.-ft., two-unit residential structure with one off-street parking space. The proposed alterations of the existing structure, built between 1904 and 1913, consist of a horizontal rear addition, expansion of the fourth floor level, renovation and expansion of the basement level including addition of one off-street parking space, and modifications to the existing façade finishes. The existing front elevation massing and roof line would be preserved. The total new area of the building after alterations would be 6,650 sq. ft. The project site is located on the north side of Vallejo Street, bounded by Fillmore Street to the east, Vallejo Street to the south, Steiner Street to the west, and Green Street to the north in the Pacific Heights neighborhood. The parcel is within a RH-2 zoning district and a 40-X height and bulk district.

EXEMPT STATUS:

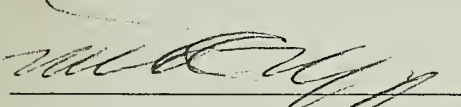
Categorical Exemption, Class 1 [State CEQA Guidelines Sections 15301(e)]

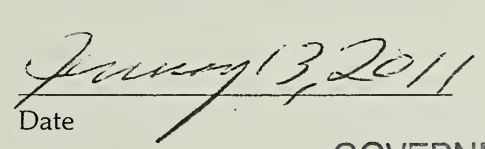
REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

JAN 24 2011

SAN FRANCISCO
PUBLIC LIBRARY

cc: Greg Hagey, Project Sponsor
Shelley Caltagirone, Planning Department
Glenn Cabrerros, NW Quadrant, Planning Department
Mark Farrell, District 2, Board of Supervisors

Bulletin Board
Vima Byrd, M.D.F.
Exclusion/Exemption File
Historic Distribution File

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is eligible for listing on the California Register as a contributing building within a potential Cow Hollow/Pacific Heights historic district. Therefore, the subject property has been determined by the Planning Department's Preservation staff to be a historic resource under CEQA.¹

The Planning Department's evaluation found that construction of the building does not appear to have any association with events that have made a significant contribution to local, regional, state or national history; nor is it associated with any notable historical persons. It also does not appear likely to yield information important to a better understanding of prehistory.

The subject building was constructed between 1904 and 1913 and designed by an unknown architect in the First Bay Tradition-style. The subject property does not appear to be a significant example of this style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does appear to contribute to a collection of late 19th- and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural styles of this period. The majority of the buildings are two to three stories in scale; are clad in quality masonry or wood cladding; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this potential district appears to be 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding potential historic district.

Although the subject building appears to have been altered, the building retains sufficient integrity to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow/Pacific Heights neighborhood. Alterations that have been made to the building in the 20th century have compromised the building's integrity of design, materials, and workmanship. However, the building has retained its essential form, massing, fenestration pattern, wood cladding, entry surround, and original wood trim and windows in some locations. These elements maintain the building's association with the late 19th- and early 20th-century architecture in San Francisco and with the First Bay Traditional style specifically. The building also retains its original location, setting, and feeling. Therefore, the property retains sufficient integrity to convey its historical significance as part of a collection of buildings representing the first wave of residential development in the Cow Hollow/Pacific Heights neighborhood.

While the subject property appears to be a historic resource under CEQA, the proposed project would not cause a substantial adverse change in the historic significance of the resource such that its significance would be materially impaired. The proposed project would retain historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style

¹ Memorandum from Shelley Caltagirone, Historic Preservation Technical Specialist, Historic Resource Evaluation Response for 2324 Vallejo Street, July 16, 2010. A copy of this memorandum is attached.

building dating from the Cow Hollow/Pacific Heights earliest period of development. All aspects of the historic character of the building would be retained and preserved.

As stated previously, several aspects of the building's historic integrity have been compromised, and lack of historical documentation for the property hinders the ability to accurately restore the building to its original design. However, the proposed modifications to the façade draw from established First Bay Tradition design elements that would bring the building's appearance more into alignment with its historic character while eliminating past insensitive alterations. No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. The façade has been altered over time so that the original workmanship is largely gone, with the exception of the entry details and the façade form, which would both be retained. The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent rights-of-way. The alterations would affect primarily non-original elements of the façade and could be removed entirely in the future without harming the historic integrity of the building.

The character-defining features of the building that are to be retained include all the exterior features visible from the public rights-of-way that convey its original First Bay Tradition-style design. Those include the overall massing, scale, and form; the building's location, front setback, and relationship to adjacent neighbors; the wood shingle cladding; the multi-light, wood-framed windows; the raised entry, and the decorative door surround and pent roof structure.

The proposed project would not have an adverse effect on any off-site historical resources, including the potential California Register-eligible Cow Hollow/Pacific Heights historic district. As noted above, the area contains a high concentration of buildings that were constructed between 1870 and 1930 and there is considerable architectural harmony among the buildings in the area. The proposed design of the addition and façade modifications at 2324 Vallejo Street are compatible with these character-defining features of the potential historic district and would not detract from the district's existing visual continuity or diminish its historical significance. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historic resource. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet if the project is in an area that is not environmentally sensitive where all public services and facilities are available to allow for maximum development permissible in the General Plan. The proposed project would result in the addition of approximately 1,225 sq. ft. in an urban area that is zoned for residential use (RH-2) and that is not environmentally sensitive. The proposed project would therefore be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the existing building has been determined not to be a historic resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be

exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 2324 Vallejo Street
Block/Lot: 0558/011
Case No.: 2006.0475E
Date of Review: July 16, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposal calls for construction of a horizontal addition at the rear of the building, expansion of the fourth floor level, and modification of the primary façade. The project would add approximately 1,226 square feet to the existing 5,331-square-foot single-family, four-story building for a total new area of 6,557 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic surveys, and is not included on the National or the California Registers. However, it is located in an area with a high concentration of structures noted on the 1976 Architectural Survey as well as Here Today buildings constructed in the late 19th-century and early 20th-century. A review of water tap records and Sanborn maps indicates that the subject building was constructed between 1904 and 1913. Due to the building's age, the property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the north side of Vallejo Street between Fillmore and Steiner Streets. The area includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles dating from the late 19th -and early 20th-century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900 the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks

and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1870-1930

Based upon information provided by the Project Sponsor's Supplemental Information reports and professional analysis by Planning Department staff, the subject property appears to be eligible for listing on the California Register as a contributing building within a potential Cow Hollow/Pacific Heights historic district.¹ The area contains a significant collection of buildings representing regional architecture constructed during the early wave of residential development in Pacific Heights/Cow Hollow and displays a high level of historic integrity. Although Jeremy Paul argues in the 2008 report that the building does not retain sufficient integrity to be considered a historic resource, staff disagrees with this analysis and finds that the building's integrity has not been diminished to the extent that it can no longer convey its historical significance (see discussion under Section 2). Below is an evaluation of the subject property against the criteria for inclusion on the California Register

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building is estimated to have been constructed during the early 20th century, which is a major period of development for the area, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

¹ Two Supplemental Information reports were submitted for this project – one by Carey & Company prepared May 30, 2006 and one by Jeremy Paul prepared November 17, 2008. Both reports are available by request from the Planning Department Neighborhood Files (Case No. 2006.0475E) located at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed between 1904 and 1913 and designed by an unknown architect in the First Bay Tradition-style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The clay tile roofing and ornamental window surrounds at the second floor windows that are present at the subject building's primary façade are not characteristic of the style and appear to be alterations.

The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does appear to contribute to a collection of late 19th -and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this potential district appears to be 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☒ Retains	☐ Lacks
Materials:	☐ Retains	☒ Lacks

Although the subject building appears to have been altered, the building retains sufficient integrity to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow/Pacific Heights neighborhood. Based on the submitted permit history, a review of the Sanborn maps, and an assessment of the existing building conditions, the following alterations have occurred:

- The addition of a room to the residence in 1916. This permit may refer to the room currently used a living room located at the rear of the building which visually appears to date to the early part of the century, but which is not depicted on any of the Sanborn maps.
- The installation of French windows in the front room/dining room at the first floor in 1926 (extant).
- The construction of the bay window at the west side of the dining room in 1931 (extant).
- The installation of garage opening at the ground floor level early in the building's history prior to 1958 when a permit was issued to modify the existing garage. (Note that the 1911 permit to construct a garage at the property appears to have been an independent structure, not the current garage which is incorporated into the building's ground floor.)
- The modification of the front façade in 1961. It is unclear to which modifications this permit refers. Some apparent alterations to the façade that are not described in the permit history and may be the subject of the permit are the application of corner trim, the application of ornate molded plaster window trim at the second floor that does not match any other window treatments on the building, the installation of modern brick at the ground floor level and entry, and the installation of terrazzo entry stairs.
- The installation of fiberglass roofing in 1991 and 1994. This is the only permit on record that refers to changes in roofing, but it does not appear to refer to the existing Spanish clay tiles found at the front roof gable and pent roof over the entry. The clay tiles would appear to be an alteration as they are not typically found on buildings of this style and age in San Francisco. Although it is only speculation, it seems likely that the building's front facade was at one time clad with stucco (portions of the west façade at the front of the building are currently clad with older stucco).² If so, the Spanish tile roof and ornate window surrounds at the second floor could have been installed to compliment the building's new appearance.

These alterations have compromised the building's integrity of design, materials, and workmanship. However, the building has retained its essential form, massing, fenestration pattern, wood cladding, entry surround, and original wood trim and windows in some locations. These elements maintain the building's association with late 19th -and early 20th-century architecture in San Francisco and with the First Bay Traditional style specifically. The building also retains its original location, setting, and feeling. In sum, the property retains sufficient integrity to convey its historical significance as part of

² Replacing wood cladding with stucco was a common alteration in the 1920s and 30s, partially in response to a desire for increased fire-resistance.

a collection of buildings representing the first wave of residential development in the Cow Hollow/Pacific Heights neighborhood.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- All aspects of the historic character of the building would be retained and preserved. As noted above, several aspects of the building's historic integrity have been compromised, and the lack of historical documentation for the property hinders the ability to accurately restore the building to its original design. However, the proposed modifications to the façade draw from an established vocabulary of First Bay Tradition design elements that would bring the building's appearance more into alignment with its historic character while eliminating past insensitive alterations. The work would:
 - Restore the historic entry door and surround;
 - Replace the Spanish tile roof with a slate roof more in keeping with the simple and rustic aesthetic of the Bay Tradition style;
 - Replace the windows wood-framed, multi-light windows within the existing openings, maintaining the pattern and style of windows on the building
 - Replace the ornamental plaster window trim at the second floor and non-original wood trim at the first floor with new woodwork to match historic window trim found elsewhere on the building;

- Create a traditional sweeping eave above the cantilevered portion of the upper floor to better integrate the façade design;
 - Remove the non-historic corner trim;
 - Replace the modern brick and terrazzo steps with new brick in a color and texture that more closely matches the historic brick foundation; and,
 - Replace the non-historic garage door with a wood-paneled door that compliments the building Bay Tradition style.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. As noted above the façade has been altered over time so that the original workmanship is largely gone with the exception of the entry details and the façade form, which will both be retained.
 - The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way.
 - The alterations would affect primarily non-original elements of the façade and could be removed entirely in the future without harming the historic integrity of building.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the subject building include all those exterior features visible from the public rights-of-way that convey its original First Bay Tradition-style design, including:

- The overall massing, scale, and form;
- The building's location, front setback, and relationship to its adjacent neighbors;
- The wood shingle cladding;
- The multi-light, wood-framed windows;
- The raised entry; and,
- The decorative door surround and pent roof structure.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project will not have an adverse effect on any off-site historical resources, including the potentially California Register-eligible Pacific Heights/Cow Hollow historic district. As noted above,

the area contains a high concentration of buildings that were constructed between 1870-1930 and there is considerable architectural harmony among the buildings in the area. The proposed design of the addition and façade modifications at 2324 Vallejo Street are compatible with these character-defining features of the potential Pacific Heights/Cow Hollow historic district and would not detract from the district's existing visual continuity or diminish its historical significance.

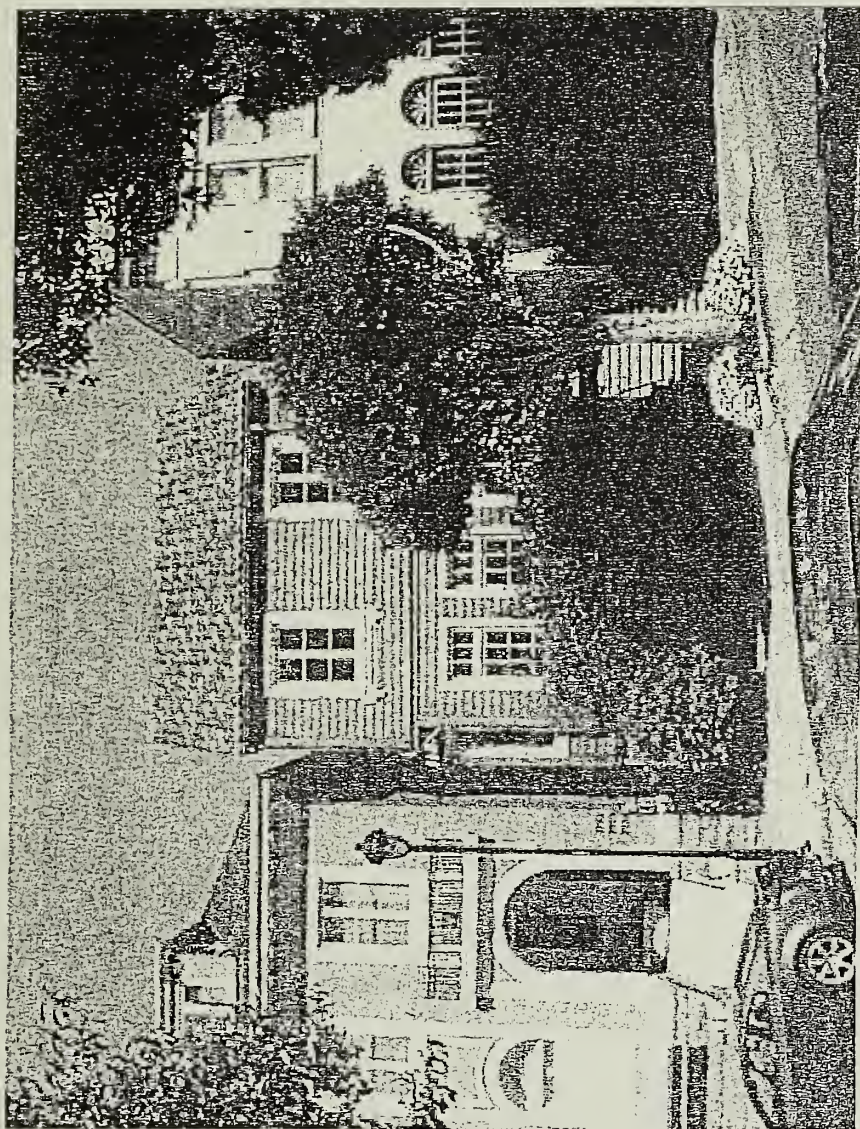
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 07-19-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2006.0475E_2324 Vallejo_Rev.7.10.doc



Case No. 2006.0475E
2324 Vallejo Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.1029E
Project Title: 1268 Lombard Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0500/015
Lot Size: 4,726 square feet
Project Sponsor: Toby Morris, Kerman / Morris Architects
(415) 749-0302
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves construction of a new 4-unit, 5-story, 13,243-square-foot residential building on a vacant lot. The building would measure approximately 40' tall and 103' deep. The project site is located on a block bounded by Chestnut Street, Lombard Street, Larkin Street, and Polk Street. The proposed project requires Conditional Use Authorization per San Francisco Planning Code Sections 209.1 and 303.

EXEMPT STATUS:

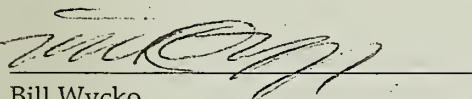
Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303(b))

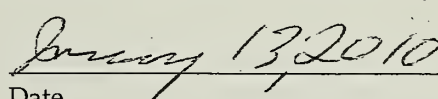
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Toby Morris, Project Sponsor
1268 Lombard Street LLC, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Farrell, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

JAN 28 2011

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is not a historical resource. The property is a vacant parcel and contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the parcel's proximity to a potential California Register-eligible historic district. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1268 Lombard Street property appears to be located within the setting of a potential California Register-eligible historic district. The subject property is adjacent to (across the street from and three lots west of) the boundary of the potential historic district. The district appears to be eligible for listing under Criterion 1 (Event) and Criterion 3 (Architecture) as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century. Because the subject property no longer retains a building or structure that would contribute to the district, the site does not appear to contribute to the district. As such, the property is not considered a historic resource for the purposes of CEQA.

Since the property was determined to be located within the setting of a potential California Register-eligible historic district, the Planning Department assessed whether the proposed project would materially impair the district. The Department concurs with the analysis presented in architectural historian William Kostura's *Study of the Effect of the proposed New Building at 1268 Lombard Street on a Nearby Potential Historic District* that the proposed project would not have an adverse effect on off-site historical resources, including the adjacent historic district. The design of the new construction would be compatible with the architectural character of the potential district, thereby preserving the setting and feeling of these resources. Specifically, the project design would be compatible with the character of the neighborhood for the following reasons:

- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties, retaining a stepping pattern of buildings along the north side of Lombard Street.
- The setback at the east side of the building would reduce the mass of the new structure as viewed from Lombard Street so that the relative size of the building would be perceived as similar to the surrounding buildings.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 15, 2010.

- The proposed painted wood cladding, wood trim/fascia, and wood-framed windows and doors would be in keeping with the traditional materials found on the block and within the historic district.
- The fenestration pattern includes a rectangular projecting bay element and paired window units with narrow lights that would relate well to the traditional fenestration patterns found on the block.
- The projecting cornice element and frieze are a contemporary interpretation of the cornices found on the Victorian-era buildings on the block, which would help to relate the new building to its context.
- The proposed new design would employ a level of ornamentation (including the trim-work, pent-roofed entrance, metal picket railing, and tile-work) that is comparable but more subdued than that found in the historic buildings on the block. This would create an appropriate subordinate relationship between the new building and the historic buildings that would allow the district contributors to stand out more prominently in the streetscape.

For these reasons, the proposed project would have no adverse effect on the potential historic district located in the vicinity of the project site.

The proposed project would involve the construction of a new 4-unit, 5-story, 13,243-square-foot residential building. CEQA State Guidelines Section 15303(b), or Class 3, provides for new construction of multi-family residential structures totaling no more than four dwelling units on a single parcel. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would create four dwelling units on a single parcel. The proposed project therefore meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1268 Lombard Street
Block/Lot: Q500/015
Case No.: 2009.1029E
Date of Review: December 14, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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San Francisco,
CA 94103-2479

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Planning
Information:
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PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project involves construction of a new 4-unit, 5-story, 13,243-square-foot residential building. The building would measure approximately 40' tall and 103' deep. Please see plans dated December 3, 2010 for details.¹

PRE-EXISTING HISTORIC RATING / SURVEY

The property is a vacant lot and contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the lot's proximity to a potential California Register-eligible historic district.²

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property (1268 Lombard Street, Assessor's Block 0500, Lot 015) is a 34' x 137.5' vacant lot located on the north side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.³ The site is zoned RH-3 (Residential, House District, Three-Family) and is in as 40-X Height and Bulk District. The lot is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19th century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period.

¹ An emergency demolition permit was issued on March 13, 2009 by the Department of Building Inspection to demolish a Victorian-era, two-unit, two-story cottage located at the subject property. The project under review by the Department is limited to the review of the new construction project as the emergency demolition project was exempt from further environmental review.

² This environmental review considers the existing conditions of the site at the time of the application. Therefore, the historic resource status of the demolished building is not pertinent to the current review.

³ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

Kostura has identified the West Slope of Russian Hill as a potential historic district comprised of most of the properties within Assessor's Block 0501 and the six properties located at the east end of Lombard Street within Assessor's Block 0500.⁴ The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property located at 1268 Lombard Street appears to be located within the setting of a potential California Register-eligible historic district. The district appears to be eligible for listing under Criterion 1 (Event) and Criterion 3 (Architecture) for the reasons discussed above. Because the property no longer retains a building or structure that would contribute to the district, the site does not appear to contribute to the district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon William Kostura's *Study of the Effect of the Proposed New Building at 1268 Lombard Street on a Nearby Potential Historic District*, dated November 2, 2009 (attached). Staff concurs fully with the findings of the Kostura report.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject lot, without the original cottage building, does not retain sufficient character-defining features to convey the property's association with pre- and post-1906 development in this area of Russian Hill. The single remaining feature of the site which conveys an association with the pre-1906

⁴ Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco, CA. Adopted by the Historic Preservation Commission in October 2009, and on file at the San Francisco Planning Department located at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

development in this area is the slope at the front of the lot, which likely resulted from the change in grade that occurred along Lombard Street in the 1890s. When the cottage was extant, a bridge spanned this sloped area to give access to the main level of the cottage. This single landscape feature is not a sufficiently strong association with the past to qualify under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject property is associated with a line of blue collar and clerical tenants and owners who lived in the cottage between the early 1860s and the 1930s. None of these persons can be considered to be individually significant in our local, regional, or national past. However, in William Kostura's DPR form for the property dated November 2000, he argues that the property's association with several generations of people representing an important economic and social class in the history of San Francisco should qualify the property for listing under this criterion. This association with the lives of blue color and clerical workers is no longer conveyed by the property without the cottage in which they lived. Therefore, the property does qualify under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The house that previously occupied the site was constructed in 1861 for Robert Price, a laborer. It was a one-story-plus-basement Italianate cottage that had been covered with wooden shingles at a later date.⁵ An emergency demolition permit was issued on March 13, 2009 by the Department of Building Inspection to demolish a Victorian-era cottage. Without the building, the property does not retain sufficient historical integrity to qualify under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

There are no remaining buildings, structures, or objects located at the property to convey the site's historic relationship to the adjacent potential historic district. The site's location and setting are the

⁵ Kostura, p. 13.

only remaining elements of the historic property and are not sufficient to convey historic significance related to the collection of pre- and post-1906 residential buildings in the area dating from 1876-1928.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Staff concurs with the analysis presented in William Kostura's study that the proposed project would not have an adverse effect on off-site historical resources.⁶ The subject property is adjacent to (across the street from and three lots west of) a potential historic district and alterations to the site may affect the setting of that district. The design of the new construction would be compatible with the architectural character of the potential district, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties, retaining a stepping pattern of buildings along the north side of Lombard Street.

⁶ Please note that the project has been revised since the November 2009 analysis to further improve the new building's compatibility with the district.

- The setback at the east side of the building will reduce the mass of the new structure as viewed from Lombard Street so that the relative size of the building will be perceived as similar to the surrounding buildings.
- The proposed painted wood cladding, wood trim/fascia, and wood-framed windows and doors will be in keeping with the traditional materials found on the block and within the historic district.
- The fenestration pattern includes a rectangular projecting bay element and paired window units with narrow lights that relate well to the traditional fenestration patterns found on the block.
- The projecting cornice element and frieze are a contemporary interpretation of the cornices found on the Victorian-era buildings on the block, which help to relate the new building to its context.
- The proposed new design employs a level of ornamentation (including the trim-work, pent-roofed entrance, metal picket railing, and tile-work) that is comparable but more subdued than that found in the historic buildings on the block. This creates an appropriate subordinate relationship between the new building and the historic buildings that allows them to stand out more prominently in the streetscape.

For these reasons, the proposed project will have no adverse effect on the potential historic district located in the vicinity of the project site.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

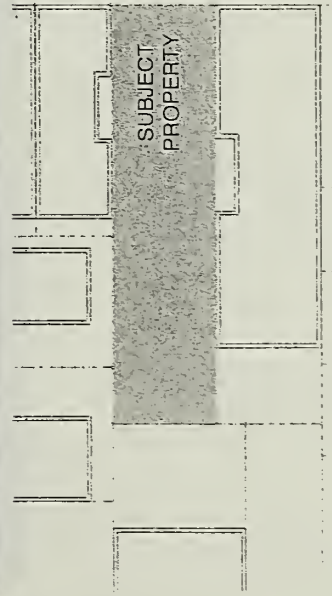
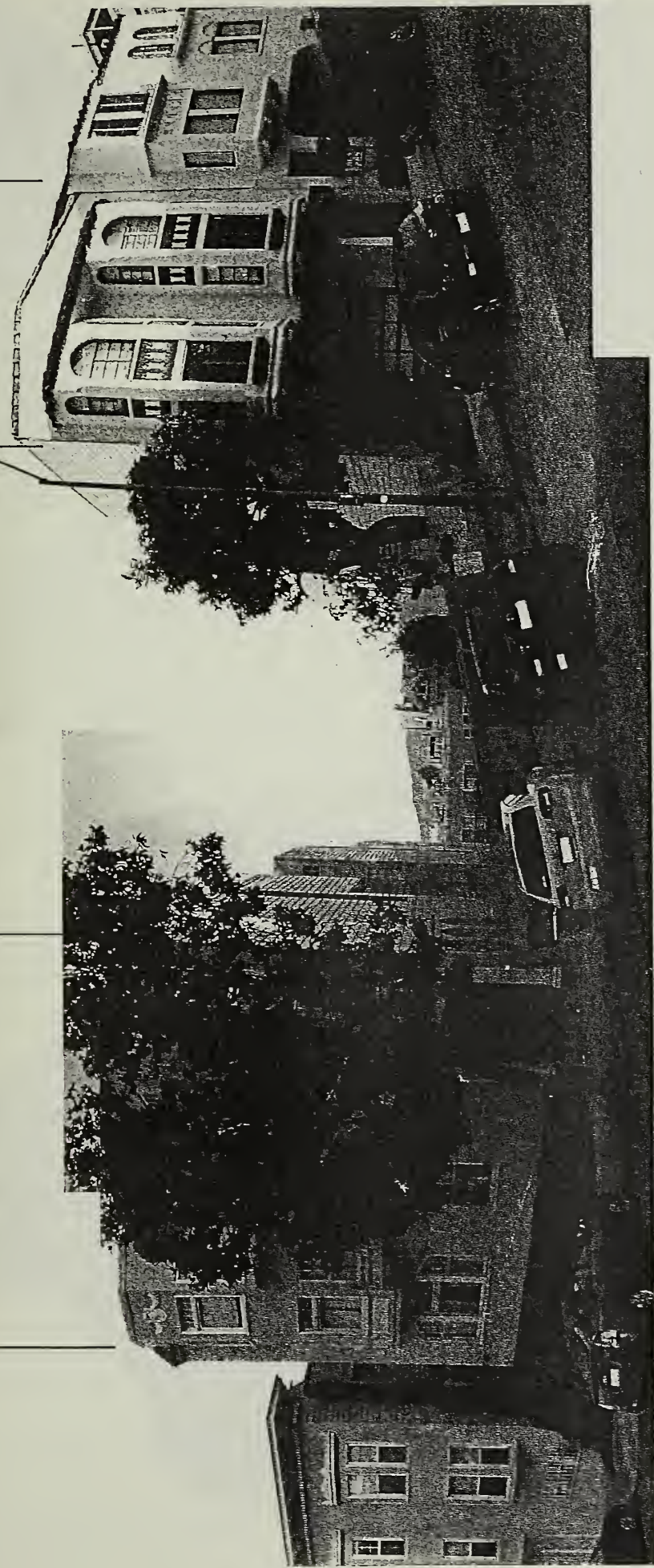
Tina Tam, Senior Preservation Planner

Date: 11/11/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virñaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\1268 Lombard\2009.1029E_1268 Lombard_HRER memo.doc

ADJACENT PROPERTY BLOCK 0500/ LOT 016		SUBJECT PROPERTY BLOCK 0500/ LOT 015		ADJACENT PROPERTY BLOCK 0500/ LOT 014
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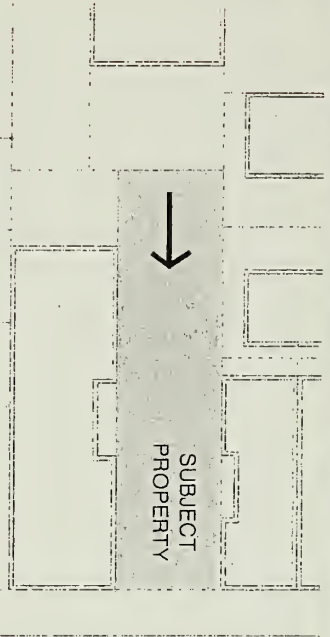
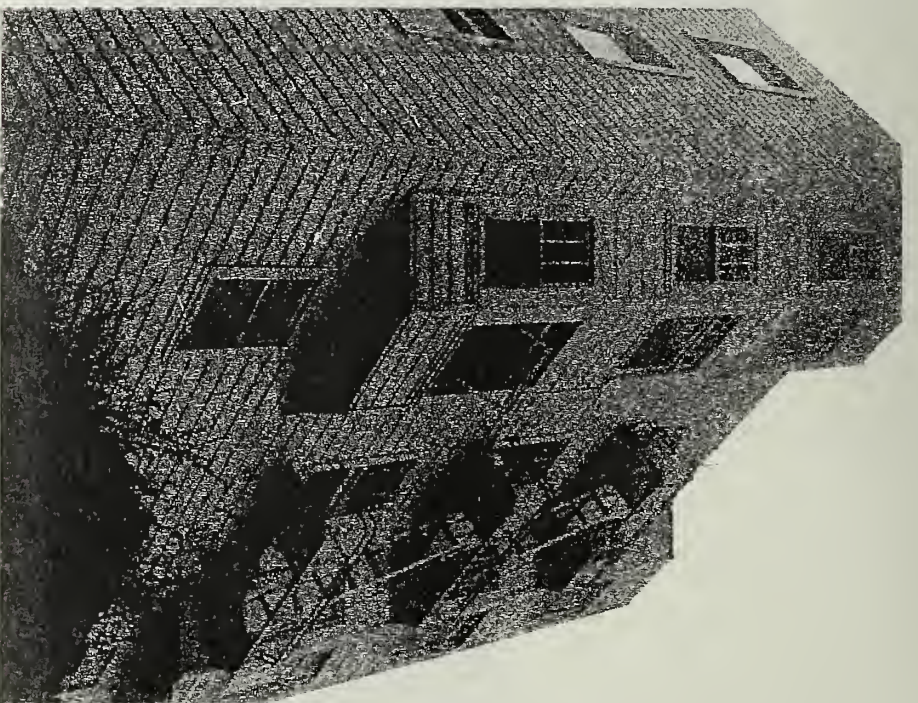


SUBJECT PROPERTY: 1268 LOMBARD STREET
BUILDINGS ON SAME BLOCK

← ADJACENT PROPERTY
BLOCK 0500/ LOT 014

SUBJECT PROPERTY
BLOCK 0500/ LOT 015

ADJACENT PROPERTY
BLOCK 0500/ LOT 016
→





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

JAN 19 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Date:

8/31/10

(For Staff Use Only) Case No.

2010.0789E

Address:

2375

35th Ave

Block/Lot:

2364

1017

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Lily Sathienthirakul</u>	Telephone No.	<u>c/o Chris Ho :415-812-7912</u>
Address	<u>2375 35th Avenue</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94127</u>	Email	<u></u>
Project Contact	<u>John Lau</u>	Telephone No.	<u>415-831-7180</u>
Company	<u>Dickson Consulting Group, Inc</u>	Fax No.	<u>415-831-7181</u>
Address	<u>5616 Geary Boulevard, #201</u>	Email	<u>dicksongroup@yahoo.com</u>
	<u>San Francisco, CA 94121</u>		<u></u>

Site Information

Site Address(es):	<u>2375 35th Avenue</u>		
Nearest Cross Street(s)	<u>Taraval Street and Santiago Street</u>		
Block(s)/Lot(s)	<u>2364 /017</u>	Zoning District(s)	<u>RH1</u>
Site Square Footage	<u>3,000 S.F.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential - Single Family Dwelling</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>200,000.00</u>

Describe proposed use Residential - single family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

The project is to remodel an existing two story single family residential building by a vertical extension of adding an additional story.

The proposed project will remodel the ground floor into a 2-cars garage with an exercise room, a guest bedroom with a full bath and connecting stairs to the second floor. The second floor will be remodeled to be a 3 bedrooms with 2 1/2 baths. add an additional one car parking garage within the building in addition to the existing detached garage. The newly created 3rd floor will have a master bedroom suite with an office, A new family room with Sauna. There is a new elevator connecting all floors.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,268	2,268	1,467	3,735
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	746	507	76	583
Other (specify use)	None	None	None	None
Total GSF	3,014	2,775	1,543	4,318
Dwelling units	1	1	0	1
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	1	1	1	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	19'-6"	19'-6"	15'-6"	35'-0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

None

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPT. OF PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURE.

MW 1/14/11
Approved Planning Dept. Matt V. ... Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2375 35th Avenue
Block/Lot: 2364/017
Case No.: 2010.0789E
Date of Review: January 12, 2011
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

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Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves construction of a vertical addition, a rear addition, interior renovations, and alterations to the front façade of an existing two-story single-family dwelling with an existing roof height of 19'6". The proposed project would increase gross floor area from 3,014 square feet (existing) to 4,318 square feet (proposed), a net increase of 1,543 square feet. The proposed project would result in a new third story (height 32'6") that would be set back approximately 15' from the existing front façade; a slightly larger building footprint that would extend approximately 9'8" further back on the lot than the existing building footprint; and a new architectural treatment for the street façade of the building, including a wider garage opening.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1925, which is supported by SFPUC records. The original DBI construction permit was not found. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1925 and is over 50 years of age. The project sponsor submitted a report dated August 9, 2010, and an addendum to the report dated December 20, 2010 (requested by the Planning Department), which were prepared by a qualified architectural historian.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the west side of 35th Avenue between Santiago and Taraval Streets (closest to Taraval) in the Parkside neighborhood of the Sunset District. The property is located within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The immediate area consists primarily of single-family homes constructed between the 1920s and the 1950s. The nearest commercial strip is located on Taraval Street, which also contains a streetcar line. The Parkside neighborhood was studied in the historic context statement *San Francisco's Parkside District: 1905-1957*, which was adopted by Resolution #622 of the San Francisco Landmarks Preservation Advisory Board on May 21, 2008. The Parkside neighborhood, including the subject property, has not been included in any recent survey of historic properties.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Person: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. This determination is in agreement with the report submitted by the project sponsor that concludes that: "The subject building does not meet the standards and criteria necessary for listing on the National and California Registers." Below is an evaluation of the subject property and surrounding area against the criteria for inclusion on the California Register based upon information provided by the project sponsor and professional analysis by Department staff.

Event: There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The addendum to the report submitted by the project sponsor states: "The [Parkside] historic context primarily discusses the origins of the Parkside Reality [sic] Company, the origins of development in the area, and the potential historic significance of homes constructed within what is now considered the Parkside District between 1900 and 1920." The subject building was built in 1925 after the period that was documented by the historic context statement and is described as "a typical 'Sunset' style home" in the addendum to the report submitted by the project sponsor. Construction of the subject building appears to have been an event unrelated to important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Person: There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided in the report that was submitted by the project sponsor, construction, ownership, and occupancy of the subject building involved people whose lives were not known to have been important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect and builder are unknown. The report submitted by the project sponsor categorizes the subject building as "Sunset District Vernacular" and notes that: "The façade is clad with flat stucco offering little or no styling features." The addendum to the report submitted by the project sponsor states: "This building is generally more modern and architecturally simple than the Mediterranean Second Empire, English Tudor or Colonial property types of 1920-1940 presented in the [Parkside] historic context statement. The subject building is not specifically identified in the historic context statement nor does it fall within the scope of building types identified in the historic context statement as 'Other Structures of Interest'." The subject building does not exhibit details, materials, and elements that would qualify it as an important or representative example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

Information: There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject property is located in close proximity to any off-site historic resources. The report submitted by the project sponsor states: "The neighborhood is not within a fully documented historic district nor is the subject building within proximity to a fully documented historic district to which it could be considered contributory." Furthermore, none of the buildings located on the block upon which the subject property is located, or located on the block across the street from the subject property, have been previously identified as historic properties in any previous surveys such as *Here Today* (1968) or the 1976 Architectural Survey. The proposed project is therefore determined not to have potential for adverse effect on off-site historic resources, including any potential historic districts.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1/13/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments:

1. Report prepared by KDI Land Use Planning and dated August 9, 2010
2. Addendum to the Report prepared by KDI Land Use Planning and dated December 20, 2010



2375 35th AVENUE PROJECT



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2007.1156E
Project Title: 350 Linden Street
Zoning: Hayes-Gough Neighborhood Commercial Transit District
40-X Height and Bulk District
Block/Lot: 0817/069
Lot Size: Approximately 3,000 square feet
Project Sponsor: Tony Kim, Town Consulting
(415) 246-8855
Staff Contact: Andrea Contreras – (415) 575-9044
andrea.contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is the construction of a four-story-over-basement, 40-foot-tall, approximately 13,880 total square-foot (sq. ft.) building with six residential units, ground-floor commercial space, and a basement-level parking garage for three vehicles and at least three Class 1 bicycle spaces. The residential use would occupy 5,920 sq. ft. of area, the ground-floor commercial space would occupy 1,300 sq. ft. of area, and the sub-grade parking garage would occupy 2,980 sq. ft. of area. All other mechanical,

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303(b) and (c))

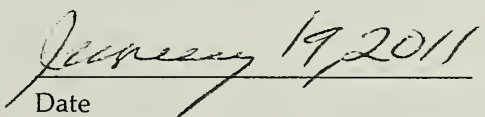
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Tony Kim, Project Sponsor
Kevin Guy, Neighborhood Planning Division
Tina Tam, Preservation Planner
Supervisor Mirkarimi, District 5

Distribution List
Historic Preservation Distribution List
Virma Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

JAN 24 2011

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PROJECT DESCRIPTION (continued):

circulation, egress and service space included in the total square footage, but not the gross floor area, would occupy 3,680 sq. ft. The ground level would consist of the residential lobby and elevator lobby, commercial space, egress passages, and a vehicular ramp down to the garage accessed from Linden Street. Uses above the first level would be entirely residential, with three two-bedroom units and three three-bedroom units. The proposed project would include approximately 1,905 sq. ft. of common usable open space in the form of a roof deck. No off-street loading is proposed or required. The approximately 3,000 square-foot project site is partially excavated and is currently undeveloped.

The 350 Linden Street project site is located on a through lot on a block bounded by Hayes Street to the north, Gough Street to the east, Linden Street to the south and Octavia Boulevard to the west. The project site is located within the Hayes-Gough Neighborhood Commercial Transit District and a 40-X Height and Bulk District in the Hayes Valley neighborhood. The project would require rear yard modifications per Section 134(e) of the San Francisco *Planning Code* (*Planning Code*).

REMARKS (continued):

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the residence is not associated with significant events, persons, or architecture. The subject property is not listed in any survey or inventory, lacks historic integrity, and is not located within an existing or potential historic district. Therefore, it has been determined by the Planning Department's Preservation staff not to be a historic resource under CEQA (see attached Historic Resource Evaluation Response memorandum).^{1,2}

The project site is a vacant lot and has not been listed on any historic surveys or on the California or National Registers. The surrounding area was included in the Market-Octavia survey and found to be within the National Register-eligible Hayes Valley Commercial Historic District. This potential historic district is significant for its association with Colonel Thomas Hayes, commercial development during 1855-1929, and its pre-1906 Earthquake Victorian and post-1906 Earthquake Edwardian architectural styles. The potential Hayes Valley Commercial Historic District is contained within the larger Hayes Valley Residential Historic District, which is listed in the California Register. Since the project site is a vacant lot, Planning Department staff determined that it is not a contributor to either the potential historic district or the California Register-listed historic district.

¹ Historic Resource Evaluation Response for 350 Linden Street, Memorandum from Angela Heitter, Historic Preservation Technical Specialist, December 17, 2008. A copy of this memorandum is attached.

² The 2008 HRER analyzed an original proposal which was subsequently modified by the sponsor. The revised plans, dated October, 21, 2010 include a reduction in overall height of approximately 3 feet from 43 feet to 40 feet, and alteration in the design of the facades. Preservation staff reviewed the revised design and found the changes to be minor and consistent with the previous analysis. Therefore, staff's 2008 determination of no adverse impact to historical resources applies to the revised October 2010 design. Email communication with Pilar LaValley, Historic Preservation Technical Specialist, January 14, 2011.

Since its development, Hayes Valley has remained an area of mixed use with a variety of one- to three-story residential and commercial properties, primarily of wood frame construction. The Hayes Valley Commercial District is made up of 96 buildings, 60 of which contribute to the district. The major intrusions are the vacant lots marking the former right-of-way of the Central Freeway which was damaged in the 1989 Loma Prieta earthquake and eventually demolished. The Hayes Valley Commercial District is bisected by the northern half of Patricia's Green, a park located between Fell and Hayes Streets on the axis of Octavia Street created after the Central Freeway's demolition.

Department staff has determined that due to its vacancy, the project site does not appear to be associated with a specific event that has made a significant contribution to broad patterns of local or national history. The vacant lot lacks historic integrity and does not contribute to the potential Hayes Valley Commercial District, as it does not characterize any particular style of architecture, does not have a high degree of workmanship or artistic value, and is not the work of a master. None of the previous owners of the project site have been important to local, state, or national history. There is no information at the site that would yield information important to history or prehistory. Therefore, it does not meet the criteria to make it eligible for inclusion on the California Register.³ However, the project site is within the boundaries of the National Register-eligible Hayes Valley Commercial Historic District, which retains much of its high level of integrity and visual continuity from its period of significance (c. 1855-1929).

Planning Department staff evaluated the proposed building's materials, features, height, scale, proportion, and massing and found them to be overall compatible with those found in the potential Hayes Valley Commercial Historic District. The predominant building façade materials for this district are brick, plastered cement, and hardwood siding. The materials of the proposed building are a mix of pre-finished metal panels, stucco panels, pre-finished aluminum-framed windows and doors, and hardwood siding each of muted dark hues. The proposed project reflects the traditional pattern of the district consisting of small- to medium-scaled buildings, bays of similar widths, fenestration rhythms of little variation, and incorporation of a base element the entire length of the street that encompasses storefronts and residential entrances to maintain the pedestrian scale. At a height of approximately 40 feet, the proposed building is visibly consistent with the height range of the block and establishes the appropriate street wall height. The massing of the proposed building is consistent with the typical massing built to the property line found in the District. There is a continuity of the street wall in the proposed design. Therefore, the proposed building at 350 Linden Street would not have an adverse effect on the National Register-eligible Hayes Valley Commercial Historic District and thus the California Register-listed Hayes Valley Residential Historic District in which it is contained.

Because the existing project site is not considered a historical resource under CEQA, and the proposed building would not have any adverse effects on the surrounding potential Hayes Valley Commercial Historic District and the California Register-listed Hayes Valley Residential Historic District, the proposed project would not result in a significant effect on historical resources, and it may be found to be exempt from environmental review if other criteria are satisfied.

Archeological Resources: The project would require excavation depth of 14 feet below-ground surface (bgs) to construct a basement level garage and tied raft-type footing. The Department reviewed the

³ *Ibid.*

project for impacts to archeological resources and determined that no CEQA-significant archeological resources are expected within project-affected soils, and thus no effects to archeological resources would be expected.⁴ As described below, the proposed project was found to satisfy criteria for exemption under Class 3.

The proposed construction of the residential building would include a four-story-over-basement, 13,880-sq. ft., residential building over ground-floor commercial spaces with three off-street parking spaces in tandem. CEQA State Guidelines Sections 15303(b) and (c), or Class 3, provide an exemption from environmental review for the construction of a multi-family residential structure totaling no more than six units in an urbanized area, and a commercial structure not exceeding 10,000 sq. ft. in floor area in an urbanized area on sites zoned for such use. Therefore, the proposed construction of a six-story residential building over 1,300 sq. ft. of ground-floor commercial space is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁴ MEA Preliminary Archeological Review Checklist for 350 Linden Street, Memorandum from Don Lewis/Randall Dean, Major Environmental Analysis, December 9, 2010. This document is on file and available for public review at the Planning Department, 1650 Mission Street, 4th Floor, as part of Case File No. 2007.1156E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 350 Linden Street
Block/Lot: 0817/069
Case No.: 2007.1156E
Date of Review: December 17, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project would construct, on a 3,000 sq. ft. vacant lot with frontage on Hayes and Linden Streets, an approximately 43-foot-tall, four-story-over-basement building of six new dwelling units with ground floor retail. The building would contain a total of approximately 13,600 square feet (sq. ft.), with six dwelling units comprising 6,174 sq. ft.; 1,312 sq. ft. of ground floor commercial space; and approximately 6,100 sq. ft. devoted to sub-grade parking garage, mechanical, circulation, egress, and service space. The ground level will consist of the residential lobby and elevator lobby, commercial space, egress passages, and a vehicular ramp down to the garage accessed from Linden Street. Uses above the first level would be entirely residential, with three two-bedroom units and three three-bedroom units. The proposed project would include approximately 2,500 square feet of common useable open space in the form of balconies and roof decks.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is vacant, thus is not included on any historic surveys, and is not individually included on the National or the California Registers. However, the area is subject to the Market-Octavia survey and the subject vacant property was found to be within a potential historic district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is within the Hayes-Gough NCT (Neighborhood Commercial-Transit) Zoning District and 40-X Height and Bulk District, and located mid-block on the south side of Hayes Street, between Gough Street and Octavia Street. The subject property is within the National Register-eligible Hayes Valley Commercial Historic District, significant for its association with Colonel Thomas Hayes, commercial development primarily from 1855 to 1929, and its pre-1906 Earthquake Victorian and post-1906 Earthquake Edwardian architectural styles. Its boundaries is considered a subset of the larger Hayes Valley Residential Historic District, evaluated in 1997 and now listed in the California Register.

Hayes Valley was one of the first areas to develop in the Western Addition. Unlike much of the early Victorian city, the blocks of the southern half of the Western Addition – including the subject block – are

bisected into smaller half-blocks by narrow east-west streets with botanical names, such as Ivy, Linden, and Hickory. The narrow blocks resulting from this type of subdivision have influenced the pattern of development in a way that is not typical of the rest of the area, whereby these so-called "through lots" have frontage on two parallel streets. The average lot measures 25' wide x 120' deep.

From its earliest days to the present, Hayes Valley has remained an area of mixed use with a variety of 1 – 3 story residential and commercial properties, primarily of wood frame construction, with masonry and concrete construction in the minority. The Hayes Valley Commercial Historic District is made up of 96 buildings, 60 of which contribute to the district. The major intrusions are the vacant lots marking the former right of way of the Central Freeway that was damaged in the 1989 Loma Prieta earthquake and eventually demolished. The district is also bisected by the northern half of Patricia's Green, a park located between Fell and Hayes Streets on the axis of Octavia Street created as a result of the Central Freeway demolition.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, a vacant lot or surface parking lot is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

A vacant lot or surface parking lot lacks historic integrity and does not contribute to a District. However, the location of the subject property is within the boundaries of the National Register-eligible Hayes Valley Commercial Historic District, which retains much of its high level of integrity and visual continuity from its period of significance (c. 1855-1929).

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (Go to 6. below)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: At a height of approximately 43 feet (4 stories), the proposed building is visibly consistent with the height range currently found in the vicinity, the proposed project references the prevailing height range of the block and establishes the appropriate street wall height.

The massing of the proposed building is consistent with the typical massing built to the property line found in the District. The proportions of the massing, while contemporary in form, reflect a tripartite composition of a base, shaft, and cornice line. The mass is further divided with a projecting bay-like window and integrated balconies recessed from the primary façade. There is a continuity of the street wall and building rhythms in the proposed design.

The proposed project reflects the traditional pattern of the district consisting of small- to medium-scaled buildings, bays of similar widths, fenestration rhythms of little variation, and incorporation of a base element the entire length of the street that encompasses storefronts and residential entrances to maintain the pedestrian scale.

The predominant building façade materials for this district is brick, plastered cement, and hardwood siding. The materials of the proposed building is a mix of pre-finished metal panels, stucco panels, pre-finished aluminum-framed windows and doors, and hardwood siding each of muted dark hues.

In summary, the proposed building at 350 Linden Street will not have an adverse effect on the National Register-eligible Hayes Valley Commercial Historic District. The overall compatibility of the proposed building represents compatible materials, features, height, scale, proportion, and massing found in the District.

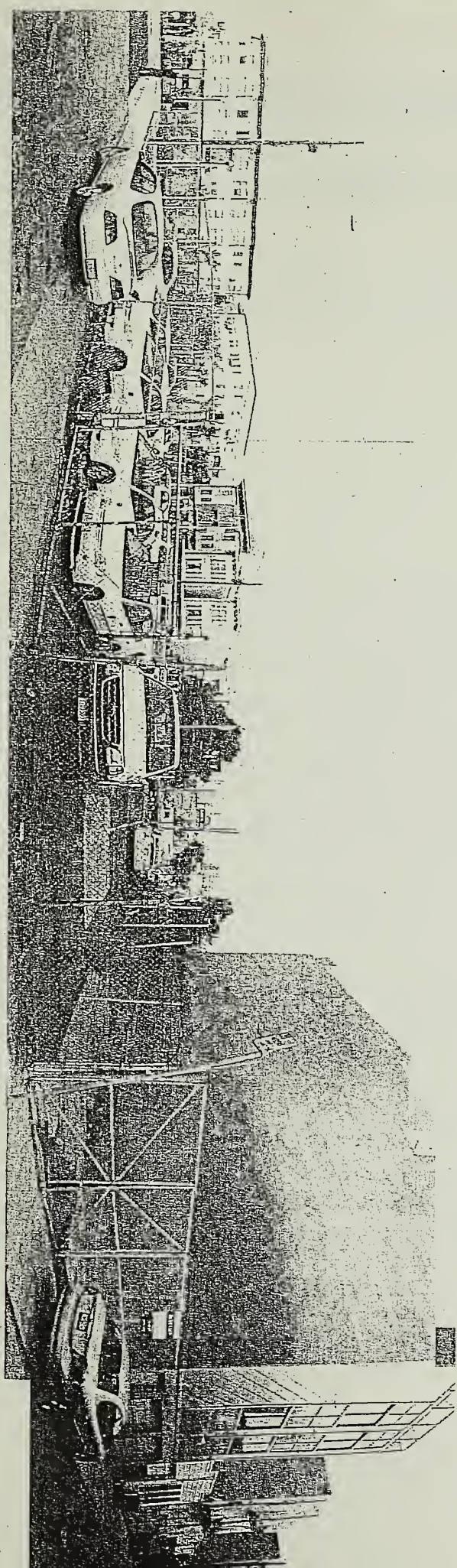
PRESERVATION COORDINATOR REVIEW

Signature: 
Mark Luellen, *Preservation Coordinator*

Date: 12-16-08

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Jim Miller / Neighborhood Planning- Northeast Quadrant

Case No. 2007.1156E
350 Linden Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.0175E
Project Title: 5495-5499 California St./214-216 – 17th Ave.
Zoning: NC-1 (Neighborhood, Commercial, Cluster) District
Height and Bulk: 40-X
Block/Lot: 1417/031
Lot Size: 5123.95 square feet
Project Sponsor: Tony Kim (415) 246-8855
Staff Contact: Aaron Starr, (415) 558-6362
aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is an approximately 5,088 sq. ft. corner lot with frontage on California Street and 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6073.5 sq. ft.; a one-and-a-half-story commercial space at the corner of California Street and 17th Avenue (5499 California Street) and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue (5495 California Street and 214-216 17th Avenue). The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residential building fronting on the 17th Avenue. While the mixed use building is technically one structure, for the purposes of this review the Department is treating them as two separate components because they have different uses and different street frontages. The two commercial spaces currently have interior connections, which would be enhanced by this project.

(continued on next page)

EXEMPT STATUS:

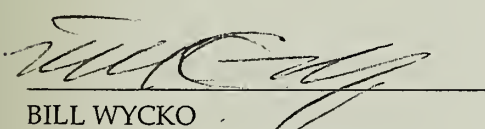
Categorical Exemption, Classes 1(e)(2), 1(l)(2), 3(b) and 15 (State CEQA Guidelines Sections 15301(e)(1), 15301(l)(2), 15303(b) and 15315)

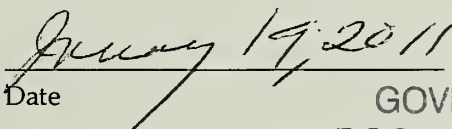
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

cc: Tony Kim
Supervisor Eric Mar
Brett Bollinger, Planner

Bulletin Board
M.D.F.
Historical Preservation List

JAN 24 2011

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PROJECT DESCRIPTION (Continued):

The proposed project involves the demolition of the existing two-unit residential building at 214-216 17th Avenue, and the demolition of approximately 945 sq. ft. at the rear of the two commercial structures located at 5495-5499 California Street. The project also involves subdividing the subject lot into two lots, creating one 2,438 sq. ft. lot at the corner of California Street and 17th Avenue that would contain the remainder of the commercial buildings, and one 2,650 sq. ft. vacant lot that would front on 17th Avenue. The proposed project involves constructing a four-story, three-unit building with four ground-level off-street parking spaces on the newly created vacant lot on 17th Avenue; and the construction of a one-story vertical addition - setback 10' from the California Street and 17th Avenue facades - above the commercial spaces that would contain one residential unit. The project would result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department first determined that the subject property does contain an historical resource. The Planning Department then determined that the proposed alterations would not cause a substantial adverse change in the significance of the historical resource, or any off site historical resources.

As described in the attached Historic Resource Evaluation Response Memorandum, Planning Department preservation staff determined the subject building located at 5495 California Street appears to be eligible for listing on the California Register under Criteria 1 (Events) and 3 (Architecture); 5499 California Street appears to be eligible for listing on the California Register under Criterion 3 (Architecture); and 214-216 17th Avenue does not appear eligible for the California Register because it lacks any unique or distinctive characteristics and also lacks integrity.¹

After determining that an "historical resource" for the purposes of CEQA is present on the subject property, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource or any off-site historical resources. The Department believes that the proposed alterations would not cause a substantial adverse impact to the resource such that it would no longer be able to convey its significance. The proposed vertical addition on 5495-5499 California Street is set back from the front and side façade along 17th Avenue and is designed to be lighter and more transparent to reduce the impact on the two historic commercial structures. These design elements are essential to reducing the impact of the addition on the historic portions of the buildings. The proposed project also maintains the majority of the commercial structure by only demolishing 945 sq. ft. at the rear of the two buildings. The proposal preserves the details and fenestration pattern on the front facades as well as the details and fenestration pattern that wrap around 5499 California Street onto 17th Avenue. Further, a significant portion of the side secondary façade along 17th Avenue is being maintained so that the building's historic form would still be apparent.

¹ Historic Resource Evaluation Response Memorandum from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, July 7, 2010. A copy of this memorandum is attached.

CONCLUSION:

As described below, the project was found to satisfy the criteria for exemption under Classes 1(e)(2), 1(l)(2), 3(b) and 15. CEQA State Guidelines Section 15301(e)(2) – Class 1(e)(2) - provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of 10,000 square feet, if located in an area where all public services and facilities are available and the area in which the project is located is not environmentally sensitive; the proposed project would meet this Class by adding approximately 1,721 sq. ft. of residential space to an existing 3,705 sq. ft. building and 8,074 square feet of new residential construction on the newly created vacant lot. The existing paved project site not located within an environmentally sensitive area. CEQA State Guidelines Section 15301(l)(2) – Class 1(l)(2) - provides an exemption from environmental review for demolition of a duplex or similar multi-family residential structure; the proposed project would meet this Class by demolishing a 2-unit building. CEQA State Guidelines Section 15303(b) – Class 3(b) - provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in urbanized areas; the proposed project would meet this Class by constructing a new 3-unit residential building. CEQA State Guidelines Section 15315 – Class 15 - provides an exemption from environmental review for the subdivision of a lot that is in compliance with the Planning Code and General Plan; the proposed project would meet this class by creating two lots that do not require a Variance from the Planning Code.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 5495-5499 California St./ 214-216 – 17th Ave.
Block/Lot: 1417/031
Case No.: 2009.0175E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The subject property is a 5,123.95 sq. ft. corner lot with approximately 53' of frontage on California Street and approximately 96' of frontage on 17th Avenue. The subject property contains two structures that were built at different times with a combined square footage of 6073.5 sq. ft.; a one-and-a-half-story commercial space at the corner of California Street and 17th Avenue and a mixed-use commercial and residential structure that wraps around the other commercial building and fronts on California Street and 17th Avenue. The mixed-use building includes a one-and-a-half-story commercial space fronting on California Street and a two-story, two-unit residence fronting on the 17th Avenue. While technically one structure, for the purposes of this review the Department is treating them as two separate components because they have different uses and different street frontages. The two commercial spaces currently have interior connections, which will be enhanced by this project.

The proposed project includes demolishing the two residential units that front on 17th Avenue (2720.5 sq. ft.) and demolishing approximately 945 sq. ft. combined at the rear of the two commercial structures to create 50' of frontage on 17th Avenue; subdividing the subject lot into two lots so that the remainder of the commercial structures are on one lot and creating a vacant 50' wide by 53' deep lot that fronts on 17th Avenue; constructing a four-story, three-unit building with four parking spaces on the ground floor on the new vacant lot; and constructing a one-story vertical addition- setback 10' from the California Street and 17th Avenue facades- on top of the commercial spaces that will contain one residential unit. The project will result in two buildings on two separate lots; a 4,848.5 sq. ft. two-story mixed-use building with commercial on the ground floor and one residential unit above at the corner of California and 17th Avenue, and a 8,074 sq. ft. four-story, three-unit residential building fronting on 17th Avenue.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject buildings were constructed in two phases; the main commercial building on the corner of California and 17th Avenue was constructed in 1915; the second commercial building fronting only on California and the two-unit residential building fronting on 17th Avenue were constructed in 1925. The architect for all three buildings is listed as L. Mastropasqua, and the building's were constructed by the Maffei Brothers for the Arrighi family, which owned by property from 1914 to 1987. The subject buildings are not included on any historic surveys. The subject buildings are over 50 years of age and are

Category B Buildings: Potential Historical Resource for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject buildings are located on a 53' wide by 96' deep lot on the south east corner of California Street and 17th Avenue. The immediate neighborhood is characterized by multi-unit apartment buildings and some two to three unit buildings constructed between 1906 and 1930. The buildings were built during the post earthquake period, and are characterized by bracketed cornices, eclectic period revival detailing and stucco or brick facades. The subject property is located within the Inner Richmond neighborhood, but is not located within Heritage's Inner Richmond Survey Area. There is the potential for a historic residential district along 17th and 16th Avenues; however this area has a different use type and a different character and is not associated with the subject property. It does not appear that the subject buildings are located within a potential historic district, but one of them may be part of a non-contiguous district which is discussed further in Section 1 below.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: 1906-1930

Based on the four criteria, staff believes that the commercial buildings that front on California Street are eligible for the California Register; staff finds that 5499 California Street is an individual resource under Criterion C, and 5495 California Street is a contributing resource to 5499 California Street and a larger early auto-oriented service district within the City of San Francisco under Criteria A and C. Staff finds that 214-216 - 17th Avenue is not a resource individually or as part of a district.

5499 California Street is a 17.5' tall commercial building constructed in a post WWI eclectic style. The building has a flat roof and a pedimented parapet and a bracketed cornice. The façade is primarily all glass with decorative fixed lights in an arch above the store front. The recessed fixed lights are comprised of a centrally located semi-circle with a projecting wood frame and sunray design. A series of vertical divided lights extend to either side. The ground floor consists of large glass display windows symmetrically designed around a central recessed entry with heavily stylized medallion details on either side of the store front. Above the single entry door is an original rectangular transom window. The entry ceiling is decorated with wood paneling. With exception to the tile along the base of the front façade, the building is clad with horizontal wood siding.

The 17th Avenue façade for 5499 California Street is clad in horizontal wood lap siding with stucco along the base. The only significant architectural detail is near the California Street corner of the building, where the store front windows wrap around the façade. Above the large display window is an equally large arched window comprised of small rectangular panes. There are also 4 evenly spaced double-hung windows along the rest of the façade with simple wood trim and a secondary entrance toward the rear of the building. A building permit was issued in 1957 to raise the foundation at the west side of 5499 California Street (along 17th Avenue) 12" above the curb. The 12" concrete foundation is visible along the base of the 17th Avenue façade.

5495 California Street is also a 17.5' tall commercial building constructed in a post WWI eclectic style, but with slightly simpler detailing. This building has a flat roof with a simple parapet and cornice. The front façade is architecturally separated into two disproportionate bays. The arched fixed light above the west side of the front façade is comprised of a centrally located semi-circle with projecting wood frame and a sunray design, similar to that on 5499 California Street. A series of vertical divided lights extend on either side. The fixed light above the east side of the façade is a traditional "bulls eye" design. The four-paned window is encompassed by a large wood frame, set inside a semi-circle. The Sanborn maps and building permit records document that historically this commercial space was used for automobile service.

The automobile use is represented in the proportioning of the store front. Specifically the east side of the front façade is smaller, which probably provided a formal pedestrian entry while the west side of the front façade, which is larger, provided an entry for automobiles. Today the store front is comprised of large glass display windows with a recess entry on the west side of the front façade. The ground level of the front façade has been remodeled and clad with stucco. Horizontal wood siding is present on the upper portion around the upper windows.

214-216 – 17th Street is a one-story-over-garage, two-unit residential building with a simple flat front façade, wide garage door, recessed entry and a Spanish tile pent roof over the entrance and at the parapet. This building has been significantly altered from its original form.

Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Built in 1925, 5495 California Street is an example of an early auto services building found in San Francisco. Taken in context with other automobile service buildings of this era, this building represents a significant event in California history; the advent of the automobile and how that helped to shape San Francisco's urban form. The subject building is a unique example of an early neighborhood auto oriented service building and is therefore eligible for the California Register as a contributing resource under Criterion A.

5499 California and 216 17th Avenue are not eligible for under this criterion because they are not associated with automobile service buildings.

Criterion B: *It is associated with the lives of persons important in our local, regional or national past;*

None of the three buildings included under this review appear to be eligible for listing in the California Register as an individual resource under Criterion B. Research about the original owner and subsequent owners and occupants of the subject property resulted in little information of consequence.

Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

5499 California Street is eligible for listing in the California Register as an individual resource under Criterion C. 5499 California Street is an exceptional example of post WW1 commercial storefront eclectic architecture. Its façade possesses noteworthy architecture in terms of unique and exceptional design and quality. Specifically, the large arched windows with the central window-let sunburst design, the façade trim, molding and detail finishes give the building a richness and depth not typically seen on this type of building.

5495 California Street is also eligible for the California Register under Criterion C; however its design is slightly less noteworthy than 5499 California and is best understood in context with 5499 California Street. Since 5499 California Street was constructed first and used as the inspiration for the design of 5495 California, 5495 California is eligible as a contributing resource to 5499 California Street under Criterion C.

214-216 – 17th Street is not eligible under Criterion C because it lacks any unique or distinctive characteristics.

Criterion D: *It yields information to contribute to our understanding of human history or prehistory;*

There is no indication that the subject buildings will yield any information to contribute to our understanding of human history or prehistory to make it eligible under Criterion D.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

A review of the building permit history for the subject property finds that 5495 and 5499 California Street have had few alterations and both retain all 7 aspects of integrity. While 5495 California has had more alterations, such as the removal of the original pedestrian entrance and automobile entrance, the alterations were done in a sensitive manner and the changes are not major enough to significantly alter its integrity with regard to design, workmanship or materials.

214-216 -17th Avenue is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposed vertical addition is set back from the front and side façade along 17th Avenue and it is designed to be lighter and more transparent to reduce the impact that it would have on the two commercial structures. These design elements are essential to reducing the impact of the addition on the historic portions of the buildings. The proposal also maintains the majority of the commercial structure by only demolishing 945 sq. ft. combined at the rear of the two buildings. The proposal preserves the details and fenestration pattern on the front facades as well as the details and fenestration pattern that wrap around 5499 California Street. Further, a significant portion of the side secondary façade along 17th Avenue is being maintained so that the building's historic form will still be apparent.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed three-unit residential building on the new adjacent lot is differentiated from the historic buildings, while still being compatible in materials, fenestration pattern and massing. It will not have an adverse impact on the historic buildings at 5495 and 5499 California Street. Further, there does not appear to be a known or potential historic district in the immediate area that would be negatively impacted by the proposed new construction.

PRESERVATION COORDINATOR REVIEW

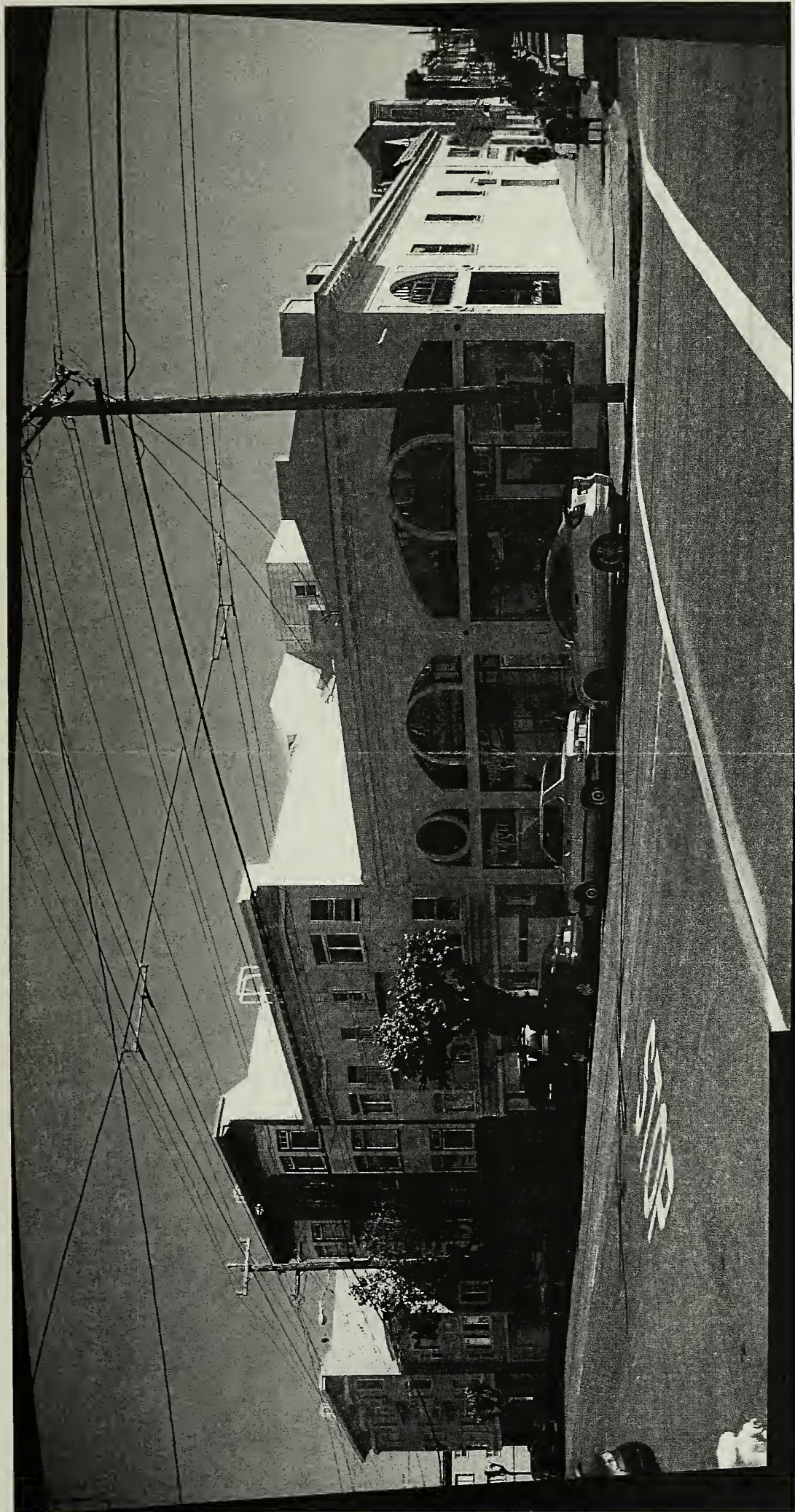
Signature: 
Sophie Hayward, Acting Preservation Coordinator

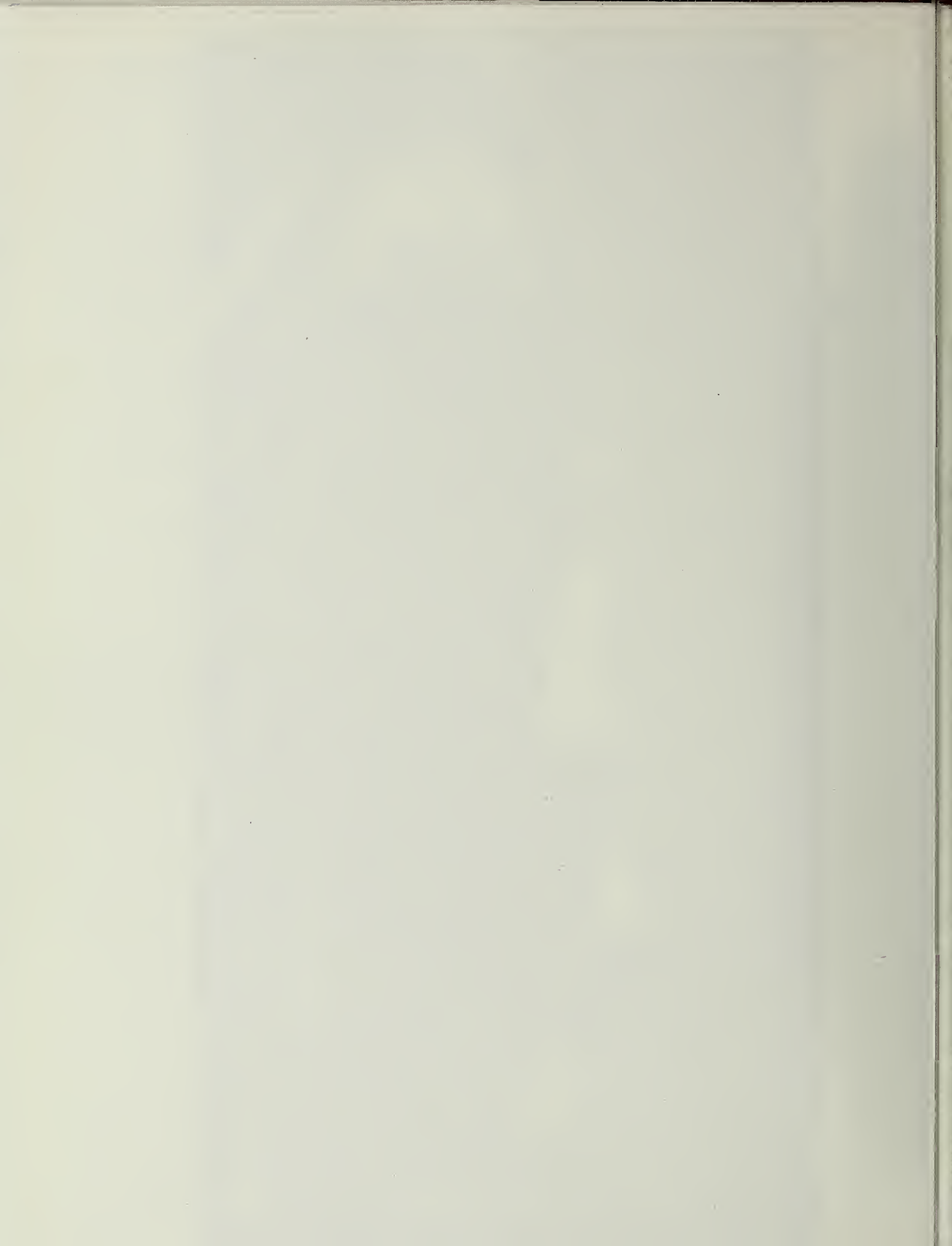
Date: 07-07-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

AS: G:\DOCUMENTS\Preservation\HRERs\5495 California Street.New Template.doc







**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

RECEIVED

JAN 04 2010

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

JAN 28 2011

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2010.00736

Address: 671-673 26th Ave

Block/Lot: 1569/012

Signed (owner or agent): Pola Lee Date: 12/17/09

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>David Pon</u>	Telephone No.	<u>415 445 3546</u>
Address	<u>2330 26th Avenue</u>	Fax No.	
	<u>San Francisco, CA 94116</u>	Email	
Project Contact	<u>Pak Yat Lee</u>	Telephone No.	<u>415 730 1731</u>
Company	<u>Sedes Architecture</u>	Fax No.	
Address	<u>1093 Sycamore Drive</u>	Email	<u>pak@sedesarchitecture.com</u>
	<u>Millbrae, CA 94030</u>		

Site Information

Site Address(es):	<u>671 / 673 26th Avenue</u>		
Nearest Cross Street(s)	<u>Balboa Street</u>		
Block(s)/Lot(s)	<u>1659 012</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3125</u>	Height/Bulk District	
Present or previous site use Community Plan Area (if any)	<u>Two unit residential building</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>900,000</u>
Describe proposed use	<u>Two unit residential building</u>		

Narrative project description. Please summarize and describe the purpose of the project.

The existing property, owned and occupied by the owner's family since 1978, consists of two residential structures. The front structure is a single story building, with one bedroom, one bathroom, and one kitchen. It's street front is aligned with the other homes on the block. The rear structure is a two story building, with a garage, three bedrooms, two bathrooms, and a kitchen. It is located at the rear of the property, with no rear yard. The applicant intends to demolish both existing structures, and replace it with a two unit, three story residential structure. This being the property he grew up, he and his family intend to occupy one of the units and use the other one as a rental. Therefore, no change in unit count or occupancy is requested.

The new structure will be fully compliant with San Francisco Planning Department regulations. It's massing will be consistent with adjacent properties and patterns of the Outer Richmond neighborhood and it's style is complementary to other homes on the block. It features a two car garage, and rental unit on the ground floor. The second and third floor consist of the main living unit. The front setbacks will match the adjacent properties. The rear yard is re-established, as it currently does not exist. Exterior materials are chosen to be contemporary, yet respectful of the existing context. Exterior and interior materials are also sustainably specified. Building mechanical, electrical and plumbing systems are designed to be as energy efficient as possible.

The neighborhood is enhanced by this project as it develops an existing non-compliant massing into a fully compliant, sustainable residence for a long - time community resident and his family.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1860	0	~~5538~~ 4608	4608
Retail	n/a			
Office	n/a			
Industrial	n/a			
Parking	250	0	415	415
Other (specify use) ROOF DECK			515	515
Total GSF	2110		5538	5538

Dwelling units	2	0	2	2
Hotel rooms	n/a			
Parking spaces	1	0	2	2
Loading spaces	n/a			
Number of buildings	2	0	1	1
Height of building(s)	25'-0"	0	33'-0"	33'-0"
Number of stories	2	0	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (Section 15301 (1)(1)) and Class 3 (Section 15303 (b)) for demolition and removal of two single-family residential structures and construction of a new two-unit residential structure in an urbanized area.

Shelley Callagione 1/20/11
Approved Shelley Callagione



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 671-673 26th Avenue
Block/Lot: 1569/012
Case No.: 2010.0073E
Date of Review: January 14, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

*Planning
Information:*
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposal involves demolition of two existing residential buildings and construction of a new two-unit residential building. The existing front building is a single-story, single-unit building and the rear building is a two-story, single-unit building. The project would replace approximately 2,110 square feet of residential space (sum of square footage in two existing buildings) with approximately 5,538 total square feet of residential space (single building).

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed in any local, state, or national registers. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings. The rear cottage appears to have been constructed in the 1910s and the front cottage was constructed in 1949.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 3,000-square-foot parcel is located on 26th Avenue between Anza and Balboa Streets. The property is located within the Outer Richmond neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of 26th Avenue were constructed between 1910 and 1930 in the Edwardian and Period Revival styles.

Development in the Richmond neighborhood began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are no identified historic resources located on the subject or facing block. Blocks in the surrounding area each containing between zero and twelve buildings that were identified in the 1976 Architectural Survey may be considered potential historic resources. There are no identified historic districts in the area.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Julia Mates, TetraTech.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject buildings. Also, the development of the property is not significant to the overall development pattern in the Richmond neighborhood. The property is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The property is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject buildings are constructed in a vernacular form with no formal style. According to a review of the building permit record for the property, the rear building appears to have been constructed during the 1910s and the front building was constructed in 1949.¹ The buildings are not significant resources that embody distinctive characteristics of a type, period, region, or method of construction. The buildings do not represent a master architect or possess high artistic value.

¹ The first building permit issued for the property dates from May 1921 and describes the addition of one room, one bathroom, and a back porch.

Furthermore, the surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. Although many of the buildings on the subject block-face were constructed in the same period, at least one-third of the properties lack historic integrity or are contemporary infill buildings. The subject buildings are therefore determined not to be eligible under this criterion either as individual resources or as part of a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since no period of significance is identified for these buildings, their historic integrity cannot be assessed. However, it may be noted that in 1950 the front building was elevated and enlarged with a 4-foot by 17-foot extension at the front wall and in the same year the rear building's façade was altered. Windows and doors have also been replaced at both buildings.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposed new construction would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-17-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0073E_671-73 26th Ave.doc

Photographs



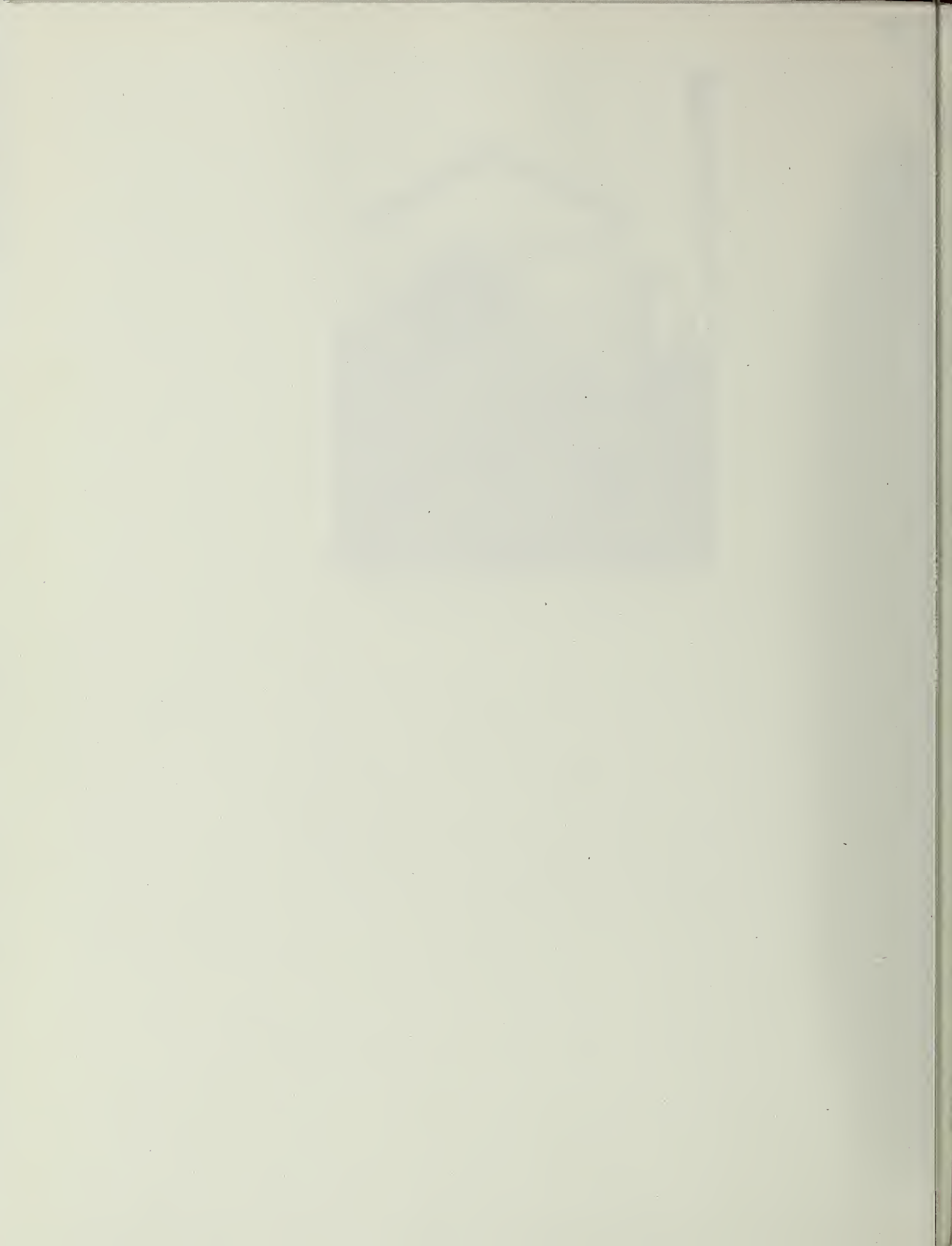
Photograph 1: 671-673 26th Avenue and adjacent buildings



Photograph 2: 671 26th Avenue, east and south facades



Photograph 5: 673 26th Avenue, east façade
(note box bay window on south side)





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0597E
Project Title: 2151 Green Street (a.k.a. 2151-2157 Green Street)
Zoning: RH-2 (Residential, House Districts, Two-Family) Use District
40-X Height and Bulk District
Block/Lot: 0557/061 and 062
Lot Size: Approximately 4,369 and 5,084 square feet, respectively
Project Sponsor: Joshua Aidlin, Aidlin Darling Design
(415) 974-5603
Staff Contact: Jeanie Poling - (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site consists of two adjoining lots on the south side of Green Street on the block bounded by Fillmore, Vallejo, Webster, and Green Streets in a primarily residential area of Pacific Heights. Lot 62 contains a 6,492-square-foot (sf) three-story-over-garage, single-family residence with two off-street parking spaces, and Lot 61 contains open space and a pedestrian entry tunnel to the residence on Lot 62. The proposed project would merge the two lots; renovate the existing building; construct a 5,234 sf three-story-over-garage horizontal addition on the vacant portion of the merged lot; and increase the residential unit count from one to two units. The proposed project would result in one building on a 9,452 sf lot containing one 11,286 sf residence, one 440 sf residence, and four off-street parking spaces. (Continued on the following page.)

EXEMPT STATUS:

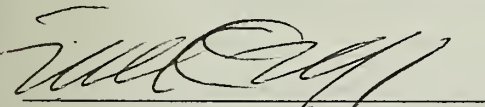
General Rule Exclusion; Categorical Exemption Class 1 (State CEQA Guidelines Sections 15061(b)(3) and 15301(e)(2))

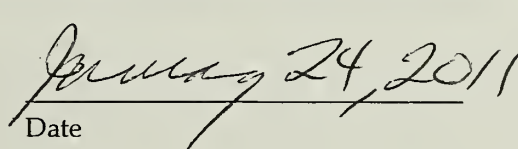
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Joshua Aidlin, Project Sponsor
Aaron Starr, Neighborhood Planning Division
Supervisor Mark Farrell, District 2

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The project site's two lots are 137.5 feet deep by 68.75 feet wide and are sloped to the south, with the rear property lines approximately 35 feet higher than the front property lines. Several retaining walls line the properties. The proposed project would include new retaining walls up to five feet in height in the rear yard, and landscaping and terracing work.

REMARKS:

Historic Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building on the project site is a historical resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historical resource.

A building may be considered a historical resource if it meets any of the criteria that make it eligible for listing in the California Register of Historical Resources. As described in the Historic Resource Evaluation Response (HRER) prepared for the proposed project (attached),¹ Pacific Heights is not a designated historic district or a formally surveyed area; however, its large concentration of buildings listed on architectural surveys suggests that there is a potential historic district in the area, and that the period of significance would most likely be between the 1870s and 1929. Constructed 1915, the residence at 2151 Green Street appears to be eligible for listing in the California Register as a likely contributor to this potential historic district. The heavy masonry structure appears to be significant based on its association with the evolution of residential architecture from single-family, wood-framed structures to larger multi-unit apartment complexes for the period spanning from 1889 to 1929. The building was also the last single-family home built on this block. Thus, the building appears to be eligible for listing in the California Register as a likely contributor to a potential historic district based on its significance under Criterion 1 (events).

While the building does not appear to qualify for listing on the California Register as an individual historic resource under Criterion 3 (architecture), it may qualify under Criterion 3 as a contributor to the potential historic district based on its contribution to the collection of high-style period designs in Pacific Heights between 1870 and 1929. The HRER notes that the property has undergone minimal exterior alterations during its lifetime and thus retains a high degree of integrity from the period of significance. The HRER further notes that the building does not appear to be eligible as an individual historic resource under Criterion 2 (persons) or Criterion 4 (prehistory).

The proposed exterior modifications to 2151 Green Street would occur on the building's non-primary elevations. The building's character-defining features – its three-story massing, its relationship to the street, its brick cladding, and the primary façade's fenestration pattern, cornice, and other architectural details – would be maintained, and the overall character of the building as seen from the public right-of-

¹ *Historic Resource Evaluation Response Memorandum for 2151 Green Street (2157 Green Street)* from Aaron Starr, Preservation Technical Specialist, to Brett Bollinger, Major Environmental Analysis, September 23, 2010. This memorandum is attached.

way would not be affected. The proposed addition's complementary setback and massing would ensure that 2151 Green Street's setting would not be materially impaired and that it would still be able to convey its significance as a contributing resource to the potential district. Furthermore, the proposed addition's contemporary design and architectural details and its connection to the existing structure through a glass hyphen would ensure that the addition would read as subordinate, complementary to, and differentiated from the existing structure.

In summary, the Historic Resource Evaluation Response Memorandum found that the proposed project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired; thus, it can be seen with certainty that the proposed project would not have an impact on the historic resource at 2151 Green Street. Further, the proposed addition would not have an adverse impact on the potential Pacific Heights Historic District because its scale, massing, materials, and details respect the existing context without creating a false sense of history.

Land Use: The residential mix of the project area includes single-family dwellings, flats, and apartment buildings. The two existing lots are zoned RH-2, allowing for two residences on each lot. The proposed project would merge the two lots and add a new dwelling unit to the merged lot. Thus, the proposed lot merger would decrease the potential number of dwelling units on this land from four dwelling units to two dwelling units. The Pacific Heights neighborhood contains many large single-family homes; a single residence in RH-2 zoning exists directly across Green Street from the project site, and another single-family home in RH-2 zoning exists within the project block on Vallejo Street. In addition, approximately 12 blocks of RH-1 zoning, containing many large single-family homes, begins two blocks northwest of the project site, west of Fillmore Street and north of Vallejo Street. Thus, it can be seen with certainty that the merging of the two lots and the reduced number of potential dwelling units would not have a substantial impact upon the existing character of the project vicinity.

Geology and Soils: A subsurface investigation was conducted, and recommendations were made for site preparation and grading, foundations, slabs-on-grade, retaining walls, and seismic design.² The expansion of the garage would require excavation through the front landscaping and below a northwestern corner of the existing structure. The maximum excavation depth (at the rear of the proposed garage and addition) would be to a depth of approximately 25 to 35 feet. Geotechnical recommendations include review of the final foundation plans and specifications, observation during drilling of piers and foundation excavation, a review of actual soil conditions, and confirmation that the contractor's work conforms to the geotechnical aspects of plans and specifications. Compliance with the recommendations of the geotechnical consultant and oversight by the City's Department of Building Inspection would ensure that the proposed project would not have a significant environmental impact related to geology and soils.

Exempt Status: CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that

² Rollo & Ridley Geotechnical Engineers & Scientists, Geotechnical Investigation, 2151 Green Street, San Francisco, California, March 12, 2010.

would suggest a reasonable possibility of a significant effect. The proposed project would meet the *Secretary's Standards*, elements of the General Plan, and all Planning Code requirements. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding 5,234 sf to an existing 6,492 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive. The addition would therefore be exempt from environmental review under Class 1.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on December 6, 2010, to neighboring residents and property owners, community organizations, and other potentially interested parties. No responses to the solicitation for comments were received.

Conclusion: CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2151 Green Street (2157 Green St.)
Block/Lot: 0557/061 & 062
Case No.: 2010.0597E
Date of Review: September 23, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration

PROJECT DESCRIPTION

The subject properties are located on the south side of Green Street between Fillmore and Webster Streets. 2151 Green Street (Lot 062, formerly Lot 20) is currently developed with a 6,492 sq. ft, three-story-over-garage, single-family house clad in brick and rendered in a neo-Georgian style. 2157 Green Street (Lot 061, formerly Lot 19) is currently vacant and has historically been used by the property owners of 2151 Green Street as a garden and open space.

The proposed project includes merging Lots 061 and 062, constructing a new 5,234 sq. ft. three-story-over-garage side horizontal addition on the vacant portion of the merged lots; increasing the unit count from one to two units; restoration work on the existing building; and landscaping and terracing work on the lot.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was reviewed by the Planning Department in December of 2007 and determined to be a contributing resource under Criterion 1 (events) and Criterion 3 (architecture) to a potential historic district loosely defined by the boundaries of the Pacific Heights neighborhood. However, the building has no other historic rating and was not included in any other survey. Because the subject property was already determined to be a resource it is a Category A building for the purposes of CEQA. The subject property is within an RH-2 District and a 40-X Height and Bulk District.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

While the Pacific Heights is not a designated historic district nor a formally surveyed area, the neighborhood's common development history, and its large concentration of buildings listed on the Junior League's 1969 Here Today Survey and the City's 1976 Architectural Survey suggest that there is the potential historic district in the area. The Planning Department has traditionally defined Pacific Heights by the boundaries of Green Street to the north, Van Ness Avenue to the east, California Street to the south and Presidio Avenue to the west. Part of the Cow Hollow Neighborhood is also encompassed in that area. It may be that some blocks bound by this area have lost integrity or that the area could be comprised of smaller more distinct districts; only a more thorough survey of the area would be able to determine the exact boundaries of the potential district. The period of significance would most likely be between the 1870s to the stock market crash in the late 1929 - when development of large single-family

homes ceased in this neighborhood - and the character defining features of the potential district would include high-style, single-family and possibly multi-family homes with an imposing street presence that were designed by accomplished or well-known architects.

The subject properties are located in a primarily residential area within the eastern Pacific Heights neighborhood. The residential mix includes single-family dwellings, flats, and apartment buildings, which are rendered in a variety of architectural styles such as Italianate, Queen Anne, Beaux-Arts, and International style. There are several other large high-style homes on the subject block face that were constructed during the identified period of significance, which suggest that the subject properties are located on a block that retains its association with the potential Pacific Heights Historic District.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1870's-1929

The residence located at 2151 Grant Street, which was constructed ca. 1915, appears to be eligible for listing in the California Register as a likely contributor to a potential historic district based on its significance under Criterion 1 (Events) and Criterion 3 (Architecture).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Constructed in 1915, the subject property appears to be eligible under Criterion 1 as a contributor to a potential historic district loosely defined by the boundaries of the Pacific Heights neighborhood. The heavy masonry structure appears to be significant based on its association with the evolution of residential architecture from single-family, wood-frame structures, to larger, multi-unit apartment complexes for the period spanning from 1889 to 1929. 2151 Green Street was also the last single family home built on this block.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1915, the subject property appears to be eligible under Criterion 3 based on its contribution to a potential Pacific Heights historic district. With its imposing presence on the street, 2151 Green Street is a somewhat unusual example of Neo-Georgian architecture in San Francisco. The subject property appears to be significant based on its contribution to the collection of high-style period designs in Pacific Heights between 1870 to 1929. 2151 Green Street does not appear to be eligible as an individual resource under Criterion 3. While rendered in a high-style, the subject building was not designed by a Master Architect and does not possess high artistic values. Further, it does not possess distinctive characteristics of a type period or region; it has been loosely defined as Neo-Georgian, but it also embodies characteristics of the Renaissance Revival and Craftsman styles.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

2151 Green Street retains all seven aspects of integrity, having undergone minimal exterior alterations during its lifetime. Apparent alterations include addition of a brick and concrete retaining wall in 1920; the construction of an elevator tower ca. 1950; and an undated two-story rear addition. As a result, the residence retains a high degree of integrity of location, design, materials, workmanship, feeling, and association. The setting has been altered by the construction of two apartment buildings to the east of the property, but the basic development pattern and streetscape is largely unchanged; therefore it retains integrity of setting.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The significant modifications being made to 2151 Green Street are either interior changes or alterations that are occurring on non-primary elevations of the building; therefore the overall character of the building, as seen from the public right-of-way, will not be impacted. The proposed side horizontal addition to the west of the existing structure will be on the vacant portion of the lot. The addition will be connected to the existing structure by a glass hyphen that is set back from both the existing facade and the facade of the proposed addition. The addition's complementary setback and massing will ensure that 2151 Green Street's setting will not be materially impaired and that it will still be able to convey its significance as a contributing resource to the potential district. While developing the vacant lot will affect the setting of 2151 Green Street, the basic development pattern and streetscape will largely be unchanged. Furthermore, 2151 Green Street is oriented to the street and while the owners have used the adjacent parcel as a garden and open space, the building has little relationship architecturally with the vacant lot. Finally, the proposed addition's contemporary design and architectural details, and its connection to the existing structure through a glass hyphen will ensure that the addition will read as subordinate, complementary to and differentiated from the existing structure.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character defining features of 2151 Green Street that should be maintained in order to avoid significant adverse impacts to the resource include, but are not limited to the buildings' three-story massing, its relationship to the street, its brick cladding, the primary facade's fenestration pattern, the building's cornice, and other architectural details on the primary elevations.

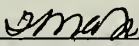
-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

As discussed under Section 4 above, the proposed project has been designed in such a way that it will not have an impact on the historic resource at 2151 Green Street. Further, the proposed addition

would not have an adverse impact on the potential Pacific Heights Historic District because its scale, massing, materials, and details respect the existing context without creating a false sense of history.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 10-27-2010

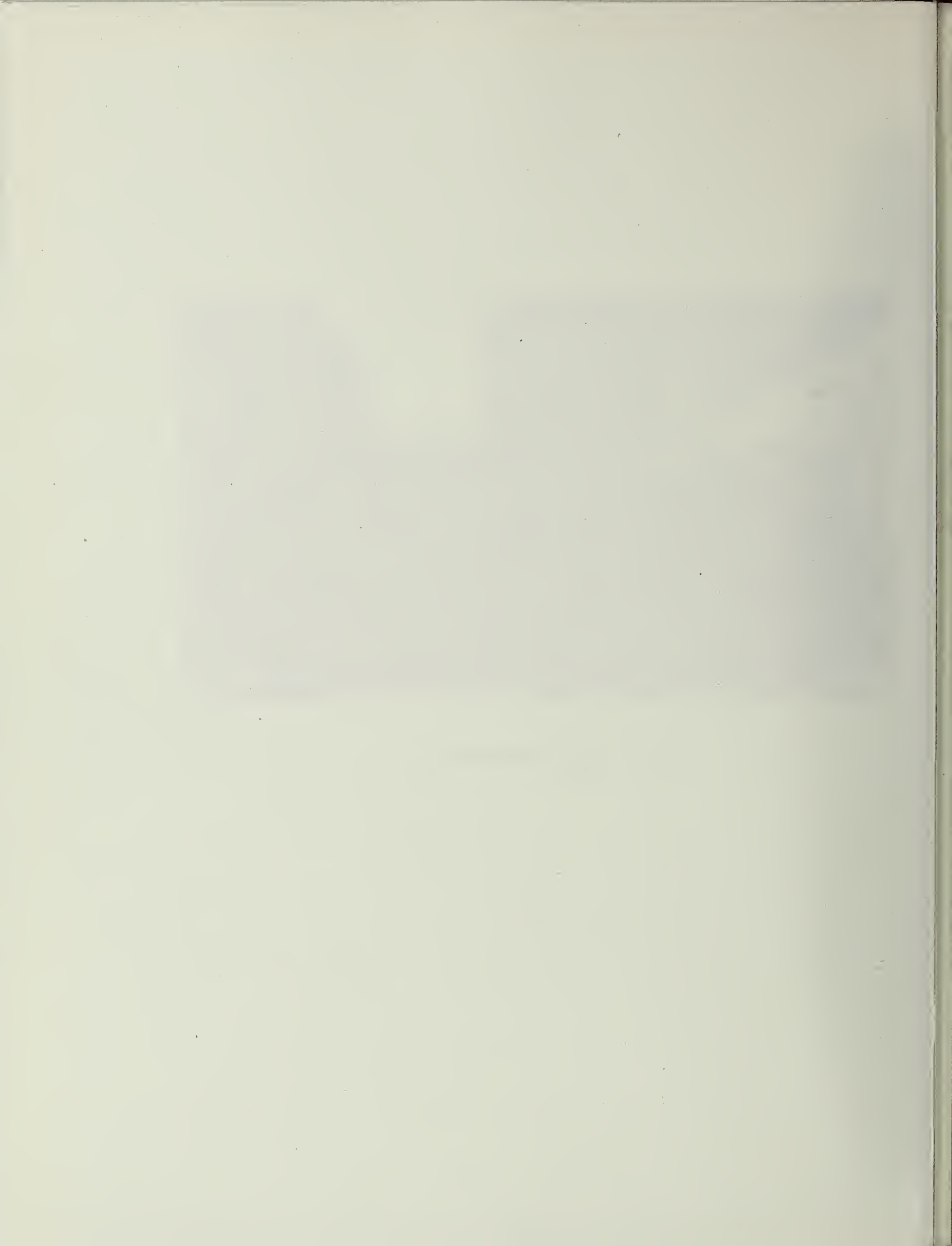
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated July 22, 2009.

AS: G:\DOCUMENTS\Preservation\HRERs\2151 Green Street.HRER.doc



2151-2157 Green Street





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): *Carl M...*

(For Staff Use Only) Case No. 2010.0587E

Date: 9/8/2010

Address: 185 Chilton Ave.

Block/Lot: ~~67~~ 6758 /015

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Paul Riley & Maureen McKenna</u>	Telephone No.	<u>415.452.8148</u>
Address	<u>185 Chilton Ave.</u>	Fax No.	<u>N/A</u>
	<u>S.F., Ca. 94131</u>	Email	<u>mckennariley@mac.com</u>
Project Contact	<u>Carl Scheidenhelm</u>	Telephone No.	<u>415.585.2440</u>
Company	<u>SF Architecture</u>	Fax No.	<u>415.585.2440</u>
Address	<u>732a Chenery St.</u>	Email	<u>carl@sf-arc.com</u>
	<u>S.F., Ca. 94131</u>		

Site Information

Site Address(es):	<u>185 Chilton Ave.</u>		
Nearest Cross Street(s)	<u>Bosworth St.</u>		
Block(s)/Lot(s)	<u>6758/015</u>	Zoning District(s)	<u>RH1</u>
Site Square Footage	<u>2500</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>Single family dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	<u>Partial demolition</u>	Estimated Cost	<u>\$175K</u>

Describe proposed use Living space and off-street parking.

Narrative project description. Please summarize and describe the purpose of the project.

Construct a single story bedroom/bath and replace addition in front yard of (E) residence. Demolish (E) free standing garage and construct (N) single story attached garage facing street.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

class 1 (e)(2)

exist, Facilitator

Add to exist under 10,000 sq ft



PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Sec. 140; living space must face an open yard, court or street front.	☒	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	940	940	340	1280
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	220	0	247	247
Other (specify use)	0	0	0	0
Total GSF	1160	940	340	1527

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	0	1	1
Loading spaces	0	0	0	0
Number of buildings	2	1	0	1
Height of building(s)	10'-0"	0	10'-3 1/2"	10'-3 1/2"
Number of stories	1	1	0	1

Please describe any additional project features that are not included in this table:

Landscaping and low (<4'-0") retaining walls in the front yard.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 185 Chilton Avenue
Block/Lot: 6758/015
Case No.: 2010.0587E
Date of Review: December 21, 2010
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the building by: (1) removing the free-standing single-car garage at the front of the lot; (2) constructing a new larger single-car garage in its place; (3) constructing a single-story addition between the new garage and the existing dwelling at the rear of the lot; and (4) constructing a small entry porch across the front of the existing dwelling.

185 Chilton Avenue consists of two structures on the lot: the main building is a single-level, single-family residential building constructed toward the rear of the down sloping lot; the second is an accessory single-car garage at the front of the lot. A low wood fence spans the lot at the front property line. The existing residential building displays a simple cottage style, and features a painted wood façade with wood trim and a series of gabled and shed roof forms over the small building, indicating several small additions over time. The garage building is a simple wood frame structure with a gabled roof form.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water company records indicate that domestic water supply was turned on for this property on April 13, 1907 with additions ca. 1925 and ca. 1960. The garage building was constructed between 1948 and 1954. The property is not included on any historic surveys and it is not listed on the National or California Registers. Both buildings are considered "Category B" (Properties Requiring Further Consultation and Review) buildings for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because both are older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a dead-end block bound by Lippard and Bosworth Streets on the east side of Chilton Avenue, within an RH-1 (Residential, House Single-Family) Zoning District in the Outer Mission neighborhood, immediately adjacent to the southern edge of the Glen Park neighborhood. The residential building, constructed in 1907, appears to have been constructed as part of the early wave of residential development in the area south of Bosworth Street. The subject property appears on the 1913-1915 Sanborn Fire Insurance Map, and was at that time one of many houses on the east side of the block face built close to the rear property line.

While portions of the Glen Park neighborhood may contain potential historic districts, the immediate blocks surrounding the subject property have not been formally surveyed, and no basis for a potential historic district in the area has been identified. The block face is of mixed architectural character, and includes small cottages with raised entrances and gable roof forms, constructed in the early twentieth century, in addition to unadorned, flat-roofed residential structures constructed in a simple, square, streamlined style.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The residential building, built in 1907, with additions ca 1925 and 1960 is a vernacular cottage built without a dominant architectural style. Several similar cottages are found generally in Glen Park neighborhood and within a block of this property specifically. Similarly, single car garages from the post-WWII period are neither rare, nor significant in the development of a building type. These property type identifications do not constitute a significant association in our local, state or national history to qualify an individual property for the California Register.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

The property is associated with builder Frank J. Waizman, and subsequent owners: occupants Clara B. and Lawrence F. Arnold (1907-1914); investors Elvira and A.M. Samuelson (1914-1925); occupants Loretta T. and Charles H. Forbes, a garage attendant (1925-1973); and several owners since 1973. None of the identified persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject property was erected Frank J Waizman, who is an unknown builder. The simplicity of the building, lack of an architectural style, or distinctive characteristics of a type, region or method of construction indicates that it does not meet this registration criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Despite its diminutive size, the building as it appears today bears little to no resemblance of the one that was built in 1907, having more than doubled in size through a series of additions to the front and rear. Integrity of design, workmanship and feeling are lost, while location, association, setting and materials remain. Overall the building does not retain integrity from its original construction. The garage building was built between 1948 and 1954, and has been reclad on one of its three exposed sides, and has had a replacement garage door. It cannot be said to retain integrity.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

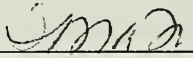
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1/24/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2010\2010.0587\Historic Resource Evaluation Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

JAN 28 2011

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

8/30/10

(For Staff Use Only) Case No.

2010.0670E

Address:

4623-4625 ANZA STREET

Block/Lot:

1540/001F

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Sanh Chung & Hoa Lieu</u>	Telephone No.	<u>(415) 699-3629</u>
Address	<u>4623 Anza Street</u>	Fax No.	<u>N/A</u>
	<u>San Francisco, CA 94121</u>	Email	<u>rubyc729@aol.com</u>
Project Contact	<u>David Armour</u>	Telephone No.	<u>(415) 440-2880</u>
Company	<u>Armour + Vokic Architecture</u>	Fax No.	<u>N/A</u>
Address	<u>2034 Union Street</u>	Email	<u>david@armour-vokic.com</u>
	<u>San Francisco, CA 94123</u>	Email CC	<u>scott@armour-vokic.com</u>

Site Information

Site Address(es):	<u>4623-4625 Anza Street</u>		
Nearest Cross Street(s)	<u>37th Avenue</u>		
Block(s)/Lot(s)	<u>1580/001F</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,000 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$750,000.00</u>

Describe proposed use Residential

Narrative project description. Please summarize and describe the purpose of the project.
Renovation and New (Horizontal) Addition to Ground Floor, Second Floor, and Third Floor. New (Vertical) Fourth Floor addition. Building to receive FULL SEISMIC UPGRADE per 2007 CBC.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Variance to the rear yard obstruction.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,248 SF	3,248 SF	1,804 SF	5,052 SF
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	463 SF	463 SF	17 SF	480 SF
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	3,711 SF	3,711 SF	1,821 SF	5,532 SF

Dwelling units	2	2	0	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	1 Car Garage	1 Car Garage	1 Additional Car Space in Garage	2 Car Garage
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	Addition to (E) Building	1
Height of building(s)	33'-6" (approximate Top of Roof)	33'-6"	6'-6"	40'-0"
Number of stories	3	3	1	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1 (Section 15301(e)(1)) provides for additions to existing structures provided that the addition does result in an increase of more than 50% of the existing floor area or 2,500 square feet, whichever is less.

Shelley Callagione 1/20/11
Approved Shelley Callagione



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4623-4625 Anza Street
Block/Lot: 1580/001F
Case No.: 2010.0670E
Date of Review: December 17, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves constructing a vertical addition and extending the existing three floors at the rear of the building. The work also involves altering the front façade and roof form. The project would add approximately 1,821 square feet of residential space to the existing 3,711-square-foot-building resulting in 5,532 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any local, state, or national registers. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building constructed in 1946.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 3,000-square-foot parcel is located on Anza Street between 37th and 38th Avenues. The property is located within the Outer Richmond neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The Richmond was largely built out in the 1920s; however, the immediate area surrounding the subject property consists primarily of low-density residences constructed during the 1930s and early 1940s in period styles such as Period Revival and Mid-Century Modern. The nearest commercial development is located on Geary Boulevard to the north; limited commercial uses are also found on nearby Balboa Avenue to the south. The immediate blocks surrounding the subject property have not been included in any recent survey of historic properties.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Historic Resource Evaluation report prepared by Tim Kelley Consulting, dated December 2010.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information to indicate that any significant events are associated with the subject building and the development of the property is not significant to the overall development pattern in the Richmond neighborhood. The subject building is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The building is associated with Henry Doelger who may be significant in San Francisco history for his contribution to residential development. However, Doelger built thousands of similar houses in San Francisco and his association with the subject property does not appear to be significant. It is not part of a larger development tract nor is it unique in its design or history. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a three-story, multiple-family building clad in stucco and capped by a flat roof. The building is a vernacular form with elements of Mid-Century Modern design. The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction. The building is one of thousands of Doelger multiple-family residences built throughout San Francisco. The building does not represent a master architect or possess high artistic value. Furthermore, the surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. The subject building is therefore determined not to be eligible under this criterion either as an individual resource or as part of a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since no period of significance is identified for this building, its integrity cannot be assessed. However, it may be noted that the building does not appear to have been altered significantly since its construction.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposal would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 1/11/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0670E_4623 Anza.doc

HISTORICAL RESOURCE EVALUATION

4623 ANZA STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0375E
Project Title: 20 Hoffman Avenue
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2776/008
Lot Size: 2,500 square feet
Project Sponsor: Michael Hsiao - (415) 646.5668
Staff Contact: Brett Bollinger - (415) 575.9024
brett.bollinger@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the construction of a vertical addition towards the rear of a single-family dwelling. The proposed project involves flattening the pitch of the gabled roof from a 7 to 1 slope to a 5 to 1 slope. The addition would measure approximately 34' in depth, be set back 15'-6" from the front building wall, and would not rise above the existing roof ridgeline. The project would add ceiling height at the top floor and would not add habitable space to the existing building. The project also includes extensive interior alterations. The project would not add square-footage to the 4,352 square-foot building.

The project site is located on the west side of Hoffman Avenue in the block bounded by 22nd Street to the north, Alvarado Street to the south, Hoffman Avenue to the east, and Grand View Avenue to the west, in the Noe Valley neighborhood. The 2,500 square foot (sf) property is occupied by a three-story, single-family dwelling that is estimated to have been constructed in 1897. The project site is located within a RH-2 (Residential, House, Two-Family) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

January 25, 2011
Date

cc: Michael Hsiao, Project Sponsor/ Property owner
Historic Preservation Distribution List
Adrian Putra, Neighborhood Planning Division

Supervisor Weiner
Virna Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

JAN 28 2011

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The property is listed on page 274 of the *Here Today* survey. The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is listed on a local survey. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), 20 Hoffman Avenue is eligible for listing in the California Register as a good example of a Queen Anne row house with unique ornamentation and original front stairs that give the building high artistic value and thus it meets the criteria for listing on the California Register under Criterion 3.¹

The subject building is a two-story over basement Queen Anne styled row house residence. The building is clad in wood and set back 13-feet from the front property line and sited eight-feet above the sidewalk. The building is currently being remodeled to add a subsurface garage. The building's east facing façade, which faces the street, is its primary façade. The façade is setback from the side property lines and composed of high graceful stairs with original newel posts and balustrades that access a recessed entry porch supported by two wood posts. A slanted bay window with large wood double-hung windows abuts the entry porch. The bay extends to grade with smaller secondary wood double-hung windows at the lower level. Ornamentation on the building includes a wood paneled frieze with wood dentils above, wood panels between and beneath the windows in the bay, and waffle-patterned wall surface beneath the open gable. The building is topped with a steeply pitched gabled roof that extends from the front to the rear of the building. The north side of the gable is interrupted by a large dormer that extends from the ridge line to the north side of the building. The building is listed in the *Here Today* survey for its original front stairs and its unique waffle-patterned wall surface beneath the front gable.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would cause a substantial adverse change in the significance of the historical resource. It was determined that the proposed project would be consistent with the Secretary's *Standards* for the following reasons: The project would retain the residential use of the property. The size, location, and detailing of the proposed addition would respect the scale and architectural character of the historic resource by being located at the rear of the building and using compatible materials and finishes. The addition would be differentiated from the historic resource and minimally visible from the public right-of-way. The project would not negatively impact the character-defining features of the resource generally defined as the Queen Anne ornamentation on the building primary façade, including but not limited to: horizontal wood siding, bay window with wood double hung windows, original stairs and decorative entry porch, waffle-patterned wall surface beneath the open gable, and steeply pitched gabled roof. For

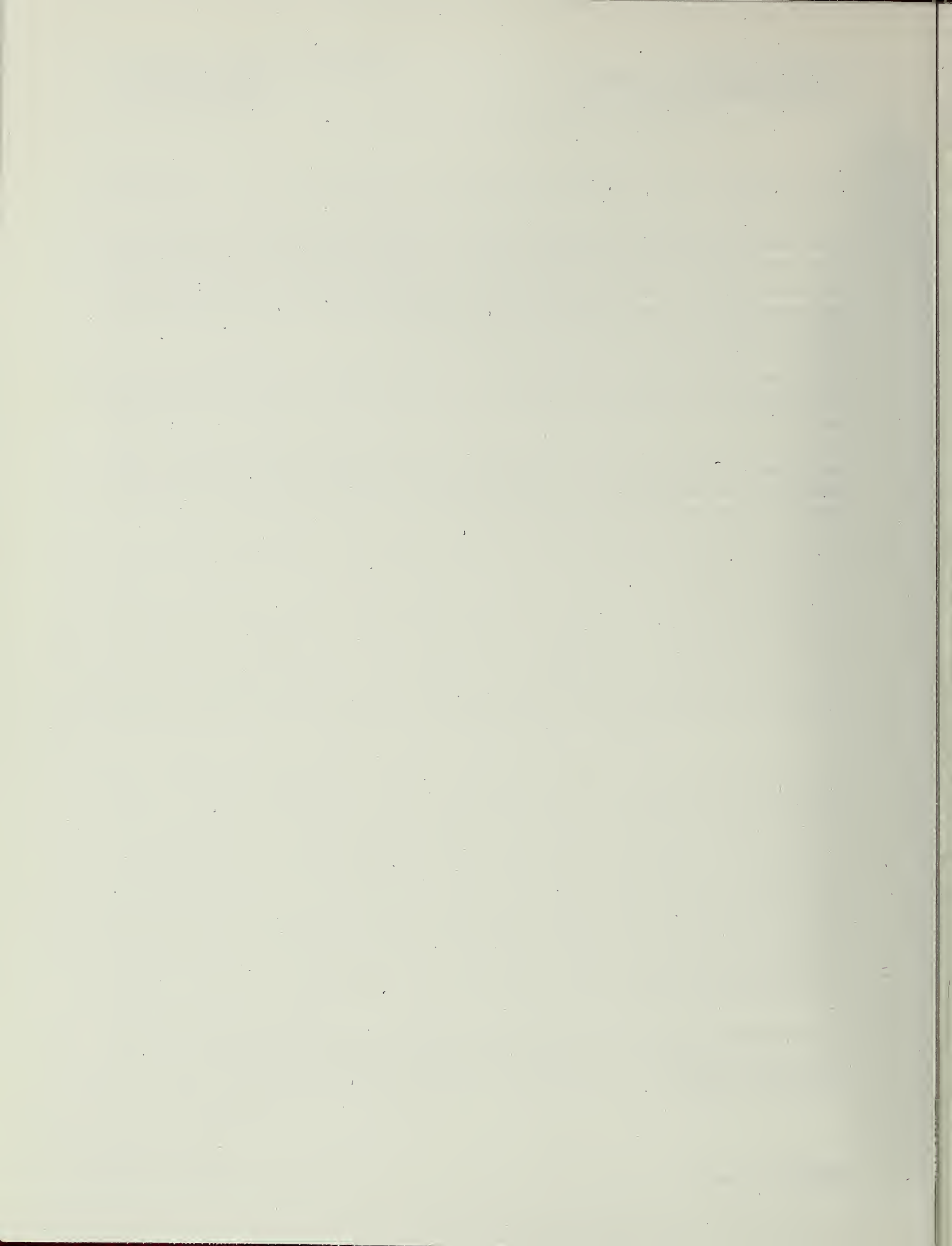
¹Historic Resource Evaluation Response Memorandum for 20 Hoffman Avenue from Michael Smith, Preservation Technical Specialist, to Chelsea Fordham, Planner, Major Environmental Analysis, June 16, 2010. A copy of this memorandum is attached.

these reasons, there would be no significant adverse effect on the historical resource as a result of the proposed project.²

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria because it would not add any square-footage to the existing approximately 4,352 square-foot building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

² Historic Resource Evaluation Response Memorandum for 20 Hoffman Avenue from Michael Smith, Preservation Technical Specialist, to Chelsea Fordham, Planner, Major Environmental Analysis, June 16, 2010. A copy of this memorandum is attached.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: 20 Hoffman Avenue
Block/Lot: 2776/008
Case No.: 2010.0375E
Date of Review: June 16, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to replace the rear portion of the roof with an addition that has a flatter pitch to provide more habitable space at the top floor. The addition would flatten the slope of the roof from a 7 to 1 pitch to a 5 to 1 pitch and be set back 15-feet from the front of the building. The project also includes extensive interior alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 20 Hoffman Avenue was constructed in 1900, a default date for many pre-1906 buildings. The historic resource evaluation by Julia Mates estimates the date of construction to be 1897. The property is listed on page 274 of the *Here Today* survey. It is not included on the National or the California Registers. The building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is listed on a local survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a mid-block lot located between Alvarado and 22nd Streets near the western boundary of the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of early twentieth century single-family and multi-family dwellings, many of which have gabled roofs. The adjacent building to the south fits this description. The neighborhood character is interrupted at several locations by larger mid-century buildings with flat roofs that are built to their front property lines which describes the adjacent building to the north. The subject building is the only identified historic resource on the block face.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

20 Hoffman Avenue is a two-story over basement Queen Anne styled row house residence. The building is clad in wood and set back 13-feet from the front property line and sited eight-feet above the sidewalk. The building is currently being remodeled to add a subsurface garage. The building's east facing façade, which faces the street, is its primary façade. The façade is setback from the side property lines and composed of high graceful stairs with original newel posts and balustrades that access a recessed entry porch supported by two wood posts. A slanted bay window with large wood double-hung windows abuts the entry porch. The bay extends to grade with smaller secondary wood double-hung windows at the lower level. Ornamentation on the building includes a wood paneled frieze with wood dentils above, wood panels between and beneath the windows in the bay, and waffle-patterned wall surface beneath the open gable. The building is topped with a steeply pitched gabled roof that extends from the front to the rear of the building. The north side of the gable is interrupted by a large dormer that extends from the ridgeline to the north side of the building. The building is listed in the *Here Today* survey for its original front stairs and its unique waffle-patterned wall surface beneath the front gable. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The Department was not provided any information that would suggest that the property was associated with significant events in our local, regional, or national history, furthermore, the property is a known historic resource pursuant to Criterion 3, and therefore, an evaluation of the property's significance pursuant to Criterion 1 was not conducted.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The Department was not provided any information that would suggest that the property was associated with the lives of persons important in our local, regional, or national history, furthermore, the property is a known historic resource pursuant to Criterion 3, and therefore an evaluation of the property's significance pursuant to Criterion 2 was not conducted.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The original architect associated with the addition to the building is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. The building is a good example of Queen Anne row house with unique ornamentation and original front stairs. These

elements give the building high artistic value and thus it meets the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

The immediate neighborhood has a high concentration of early twentieth century buildings but they are interrupted at several locations by newer buildings. More information in the form of a survey would be needed to determine if a potential district is present. Age, scale, and materials appear to be the only elements linking the buildings together. 20 Hoffman Avenue would likely be a contributor if a potential historic district of early twentieth century buildings was identified.

Based on the criteria, 20 Hoffman Avenue is individually eligible for inclusion on the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: 20 Hoffman Avenue is currently being remodeled to add a subsurface garage that has resulted in the removal of the front garden, the front retaining wall, and a portion of the historic character defining front stairs. However, a large enough portion of the historic front stairs remains to convey the property's significance. Other alterations include the shed dormer that has been introduced on the north side of the roof. The dormer is subordinate to the roof and partially hidden from view behind the adjacent building to the north. Overall the property has good visual integrity.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (Go to 6 below.)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Staff has reviewed the project proposal and largely concurs with the analysis by Tetratich (see pages 2-3 of the HRE). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

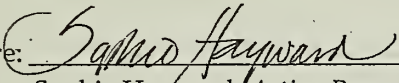
- The project would retain the residential use of the property.
 - The size, location, and detailing of the proposed addition would respect the scale and architectural character of the historic resource by being located at the rear of the building and using compatible materials and finishes.
 - The addition would be differentiated from the historic resource and minimally visible from the public right-of-way.
 - The addition could be removed entirely in the future without harming the historic integrity of the resource.
 - The project would not negatively impact the character-defining features of the resource generally defined as the Queen Anne ornamentation on the building primary façade, including but not limited to: horizontal wood siding, bay window with wood double hung windows, original stairs and decorative entry porch, waffle-patterned wall surface beneath the open gable, and steeply pitched gabled roof.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site resources that would be impacted by the project.

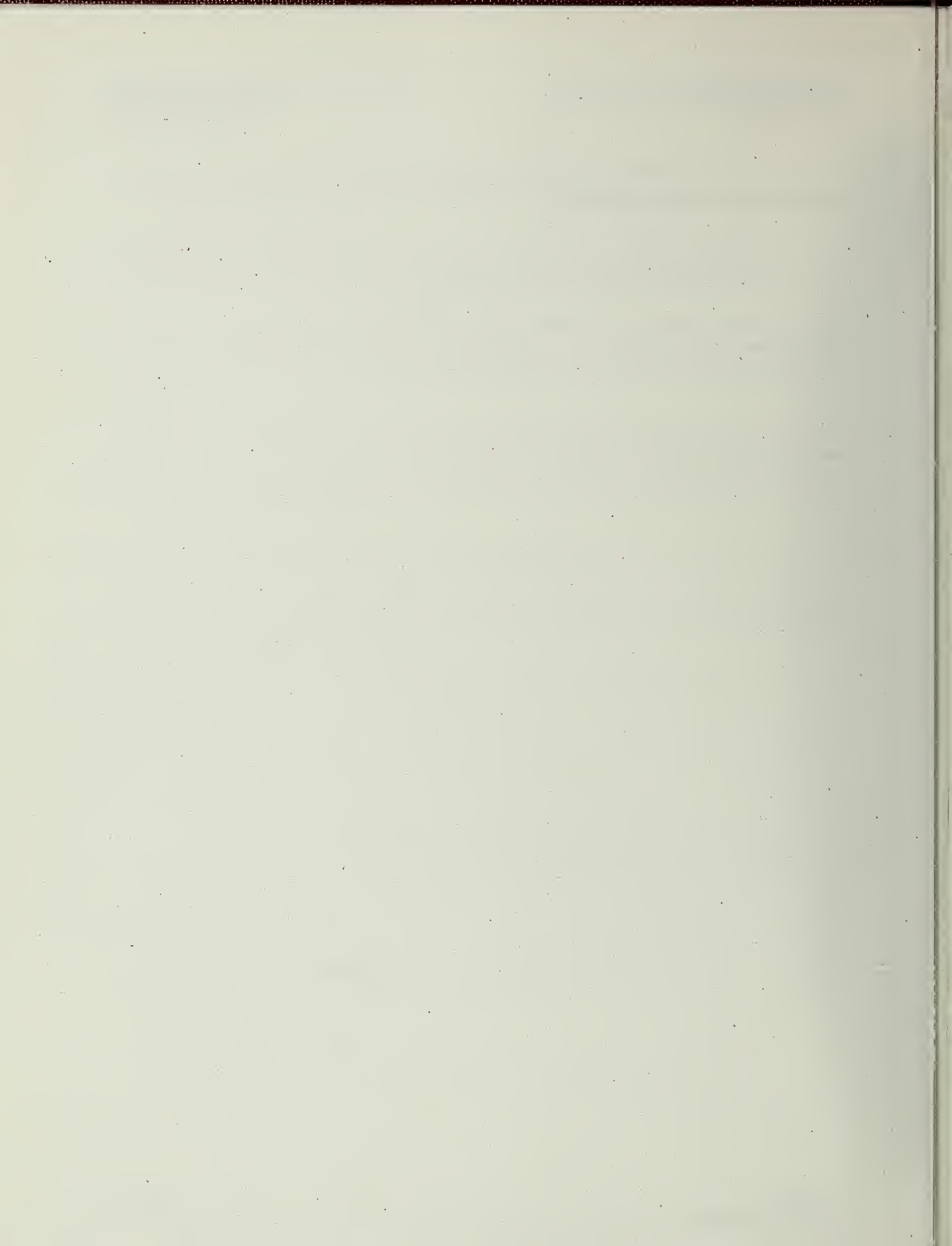
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 06.18.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Viraliza Byrd / Historic Resource Impact Review File

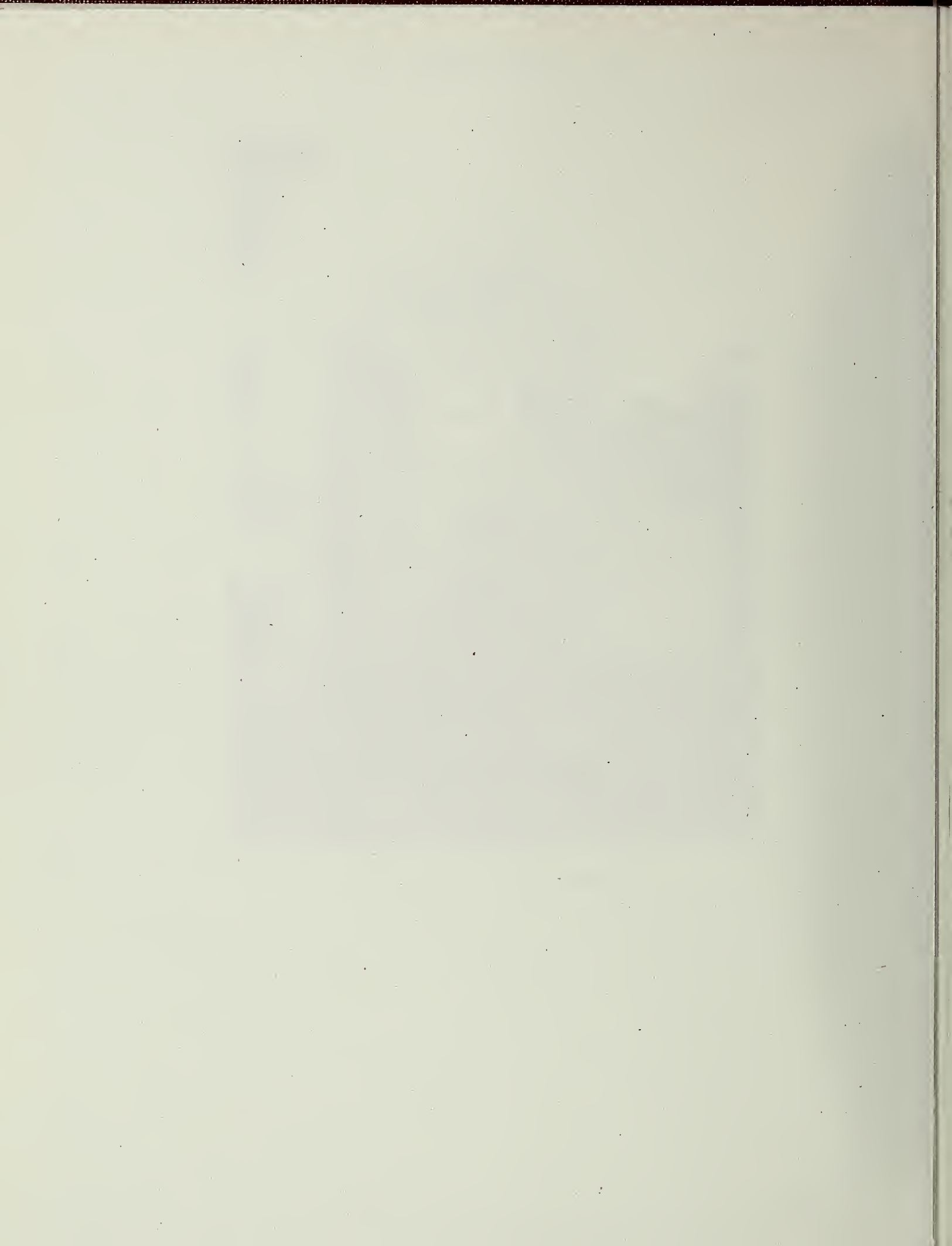
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20 HOFFMAN



Buildings on the same side of the street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0354E
Project Title: 267 Eureka Street
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 2698/023
Lot Size: 3,063 square feet
Project Sponsor: Stephanie Berman, (415) 431.2686
Staff Contact: Brett Bollinger – (415) 575.9024
brett.bollinger@sfgov.org

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Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the construction of a small front addition that would partially infill the existing front porch of a single-family dwelling. The addition would measure approximately five-feet in width and four and half-feet in depth and would include a half bath to the dwelling. The project would add 23 square-feet to the 2,020 square-foot building.

The project site is located on the east side of Eureka Street in the block bounded by 19th Street to the north, 20th Street to the south, Diamond Street to the east, and Eureka Street to the west, in the Eureka Valley neighborhood. The 3,063 square foot (sf) property is occupied by a two-story, single-family dwelling that was constructed in 1907. The project site is located within a RH-2 (Residential, House, Two-Family) zoning district and within a 40-X height and bulk district.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

GOVERNMENT
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JAN 28 2011

SAN FRANCISCO
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Bill Wycko

Environmental Review Officer

Date

cc: Stephanie Berman, Project Sponsor/ Property owner
Virna Byrd, M.D.F.
Sharon Lai, Neighborhood Planning Division

Supervisor Wiener
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as a contributor to what appears to be a potential historic district.¹ The existing building on the project site was constructed in 1907, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), 267 Eureka Street appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture). The potential district represents the type of development constructed immediately following the 1906 Earthquake and Fire. The period of significance for the potential district is 1906 – 1914.²

The existing structure at 267 Eureka Street is a two-story, single-family dwelling constructed in the Queen Anne style. The original architect is unknown. The building is clad in wood siding and features a gabled roof, a small elevated front porch, and double-hung wood windows. There is a smaller stained glass window beneath the front gable. Relative to other Queen Anne styled buildings in the neighborhood, the existing building is not distinctive, and does not have high artistic value. As such, the building lacks individual significance under Criterion 3 for listing on the California Register.

Since the building was determined to be a historic resource as a contributor to a potential historic district, the Planning Department assessed whether the proposed project would cause a substantial adverse change in the significance of the historical resource. It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described here.³ The subject building would remain a single-family dwelling consistent with the existing and historic established neighborhood pattern. The proposed project would retain the historic characteristics of the property, including the visible building massing and scale from the public right-of-way, the gabled roof, the fenestration pattern of the street facades, a significant portion of the front entry porch, and the wood siding. No conjectural features would be added as part of the proposed project. Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project. The addition would result in the removal of materials and features that are not original to the building's construction. Therefore, there would be no significant adverse effect on the historical resource as a result of the proposed project.

¹ Historic Resource Evaluation Response Memorandum for 267 Eureka Street from Michael Smith, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 12, 2010. A copy of this memorandum is attached.

²Ibid

³Ibid

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 23 sf to an existing approximately 2,020 square-foot building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 267 Eureka Street
Block/Lot: 2698/023
Case No.: 2010.0354E
Date of Review: August 12, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a small addition at the front of the building that would partially infill the existing porch. The addition would measure approximately five-feet in width and four and half-feet in depth.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 267 Eureka Street was constructed in 1907. It is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

267 Eureka Street is located on the east side of Eureka Street between 19th and 20th Streets in the Eureka Valley neighborhood. The property is located within a RH-2 Zoning District and a 40-X Height and Bulk District. The neighborhood is defined by small-scale, early twentieth century single- and multi-family dwellings. Some of the buildings have been modified but they generally retain an early twentieth century feeling. Most of the buildings on the block were constructed between 1905 and 1910 and share a similar form as evidenced by the row of gabled roof Queen Anne styled buildings on the west side of the street. The neighborhood is not a recognized historic district but information from qualified architectural historians has been submitted to the Planning Department, the Landmarks Preservation Advisory Board, and the Board of Supervisors about Eureka Valley, suggesting that the area may be included in a potential California Register eligible historic district. Because there is a high concentration of early twentieth century buildings on this block, staff must reasonably assume that the subject block may also be part of a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906 - 1915

267 Eureka Street is a two-story, wood framed, single-family dwelling with a rectangular plan that was constructed in 1907 and designed in the Queen Anne style. The property may be eligible for listing on the California Register under Criterion 3 (Architecture) as a contributor to a potential historic district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation, dated February 15, 2010, prepared by Vincent Marsh. Staff concurs with the findings of historical significance presented in Marsh's report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Staff does not concur with Vincent Marsh's report that 267 Eureka Street is significant for its association with residential development immediately following the 1906 Earthquake and Fire. In general, the subject property represents the early stages of development within the Eureka Valley neighborhood, but it does not have a specific association with its evolution as required by the guidelines of Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Charles and Tina Hinkel were the first known owners of the subject property. There is no information that would suggest that the Hinkel's or any of the subsequent owners/occupants of the property were important in our local, regional, or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

267 Eureka Street is a two-story single-family dwelling designed in the Queen Anne style. The original architect is unknown. The building is clad in wood siding and features a gabled roof, a small elevated front porch, and double-hung wood windows. There is a smaller stained glass window beneath the front gable. Relative to other Queen Anne styled buildings in the neighborhood, 267 Eureka Street is not distinctive, and it does not have high artistic value. As such, the building lacks individual significance under Criterion 3 for listing on the California Register.

As noted in the HRE associated with 267 Eureka Street, and above, the subject property is located on a block on which most of the buildings were constructed between 1900 and 1910. The buildings

early twentieth century with gabled roofs that are wood-framed and clad in wood. The subject building may be located within a potential historic district, and may contribute to the character-defining features of the district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: 267 Eureka Street has not been altered and thus retains integrity of location, association, design, workmanship, feeling, and materials. The original window near the entry was replaced by a larger and more modern window. Other properties on the block suffer from unsympathetic alterations and newer infill construction that impact integrity of setting. Overall the setting is intact enough to convey the age of the neighborhood. Overall the building has good historic integrity.

-
3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (Go to 6 below.)

☒ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Notes: Based upon the analysis below, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a single-family residence.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The building's character defining front porch would be partially infilled but the addition would result in the removal of nonhistoric materials from the area near the entry. Although infilling the porch would alter a character-defining feature of the building the property would remain a contributor to the potential district.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Based upon similar buildings found in the neighborhood the project will replace a window at the porch with a window that is similar in scale to the historic window at this location.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Although infilling the porch would alter a character-defining feature of the building the property would remain a contributor to the potential district because it retains its overall form, massing, and materials. Furthermore, the addition is minimal in size and subordinate to the historic building and it would replace the existing nonhistoric window at this location with a wood window that is more similar to the original wood window that was at this location.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Though unlikely, the addition could feasibly be removed to restore the porch.

-
5. Character-defining features of the resource to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

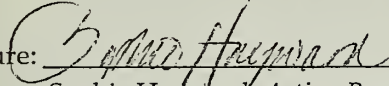
Notes: The character-defining features of the building are generally: the building massing and scale, the gabled roof form, the architectural features, materials, and fenestration pattern of the front facade.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: 267 Eureka Street is a contributor to a potential Eureka Valley Historic District. The project complies with the Secretary of the Interior Standards and there are no off-site resources that would be impacted.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 09 25 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Vimaliza Byrd / Historic Resource Impact Review File

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so, CA 94114, USA (approx)

267 Eureka St





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0686E
Project Title: SF PORT – PIER 35
Zoning: M-1 (Light Industrial) District
40-X Height and Bulk District
Block/Lot: 9900/035
Lot Size: N/A
Project Sponsor: Mark Paez – Port of San Francisco
(415) 705-8674
Staff Contact: Pilar LaValley – (415) 575-9084
pilar.lavalley@sfgov.org

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located near the foot of North Point Street between Piers 33 and 39. The proposed project involves alterations to Pier 35 as part of the Gravity Rehabilitation and Voluntary Seismic Strengthening project. The scope of work includes a full gravity load rehabilitation to bring the project into compliance with current building codes, and a minimum seismic strengthening scheme to reinforce the soft-story condition under the mezzanine level. Proposed work would involve alterations and repairs to the substructure and interior of the building. (Continued on following page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Mark Paez, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor David Chiu, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

Specific proposed work includes:

1. Replace the decayed western post on grid line 86
2. Replace deteriorated post bases
3. Repair damaged wood corbels with epoxy injection
4. Strengthen truss knee braces with wood blocking and plywood sheathing
5. Strengthen the transfer truss between the bulkhead building and transit shed
6. Replace rim joist with parallam beam and roof plank sheathing with plywood sheathing
7. Insert new moment frame, shear wall and k-braces beneath existing mezzanine
8. Repair structural components of the pier substructure

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether Pier 35 is a historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is designated Category A, a historical resource, because it is identified as a contributor to the National and California Register-listed Embarcadero Historic District.

As described in a memorandum, dated January 12, 2011, the building is listed on the National and California Registers as a contributor to the Embarcadero Historic District, which is significant under Criterion A/1 (Events), Criterion B/2 (people), and Criterion C/3 (Architecture) with periods of significance from 1878-1946, 1898-1903, 1912-1938, and 1934.² Constructed in 1915-1916, with an addition in 1932-1933, the Pier structure historically served to accommodate passengers and cargo from various steamship lines. As described in the memorandum, the existing structure retains much of its original integrity with respect to setting, association, feeling, location, design, workmanship, and materials.

The proposed project's alteration of the existing structure was found to be consistent with the *Secretary of the Interior's Standards for Rehabilitation* and would not result in a substantial adverse change in the significance of a historical resource. The project involves structural interventions specifically targeted at discrete interior elements of the superstructure. Distinctive character-defining features, such as the classical façade, structural elements, and workmanship, would be retained and proposed work would involve repair of existing features, in-kind replacement of deteriorated features, and compatible structural interventions that would not significantly alter the building's appearance or relationship to other resources in the historic district.³ Therefore, the project would be exempt under CEQA Guidelines Section 15301.

CEQA Guidelines Section 15301, or Class 1, provides an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures involving negligible or no

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 31, 2008. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for Pier 35 from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, January 12, 2011. A copy of this memorandum is attached.

³ Ibid.

expansion of use. The proposed project would meet these criteria by making minor interior and exterior (pier substructure) alterations for structural upgrades to repair and maintain an existing facility.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource as a contributor to a historic district, and the proposed project would not adversely impact the resource or the historic district. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: San Francisco Port – Pier 35
Block/Lot: 9900/035
Case No.: 2010.0686E
Date of Review: January 12, 2011
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

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PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves alterations to Pier 35 as part of the Gravity Rehabilitation and Voluntary Seismic Strengthening project. The scope of work includes a full gravity load rehabilitation to bring the project into compliance with current building codes, and a minimum seismic strengthening scheme to mitigate the soft-story condition under the mezzanine level. Specific proposed work includes:

1. Replace the decayed western post on grid line 86
2. Replace deteriorated post bases
3. Repair damaged wood corbels with epoxy injection
4. Strengthen truss knee braces with wood blocking and plywood sheathing
5. Strengthen the transfer truss between the bulkhead building and transit shed
6. Replace rim joist with parallam beam and roof plank sheathing with plywood sheathing
7. Insert new moment frame, shear wall and k-braces beneath existing mezzanine

Proposed work is depicted in structural plans dated May 20, 2010 (including revised Sheet SP-S6.2 submitted by email on December 9, 2010). Historic Preservation Consultants, Carey & Co., evaluated the proposed project for compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*, dated January 21, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

The Port of San Francisco Embarcadero Historic District was listed on the National Register of Historic Places in 2006. The historic district consists of three miles of waterfront including over 20 piers and remnants of piers, a bulkhead wharf in 21 sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. Pier 35 and the associated section of bulkhead wharf are identified as contributing resources to the historic district. As the subject site is listed on the National Register, it is also listed on the California Register of Historical Resources. Based on the National and California Register designations, the subject site contains "Category A" resources for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

Pier 35 is located between Pier 39, near the intersection of Beach Street and The Embarcadero, and Pier 33, near the intersection of Bay Street and The Embarcadero. Pier 39 is north of the subject site and is a large

irregularly-shaped pier that is not included within the boundaries of the National Register historic district. South of the subject site is Pier 33, which is a long rectangular pier that accommodates recreational boating support uses and is a contributing resource within the National Register historic district. The historic district consists of three miles of waterfront including over 20 piers and remnants of piers, a bulkhead wharf in 21 sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. Across The Embarcadero from Pier 35 is a large surface parking lot.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine

Persons: or ☒ Yes ☐ No ☐ Unable to determine

Architecture: or ☒ Yes ☐ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: Embarcadero National Register Historic District, Periods of Significance 1878-1946, 1898-1903, 1912-1938, 1934

The subject site contains Pier 35 and Section 2 of the bulkhead wharf, which are both identified as contributing resource to the Embarcadero National Register Historic District. The bulkhead wharf and pier substructure of Pier 35 were built in 1914, and the bulkhead building and transit shed were built in 1915-1916.

Below is a brief description of the subject site's historical significance per the criteria for inclusion on the National and California Registers. This summary is based upon excerpts from the National Register nomination provided by the Port. Staff refers the reader to the National Register nomination for a more thorough evaluation of the historic significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted in the National Register nomination, the historic district is significant under Criterion A/1 for the following:

Government – 1878-1946 (state level of significance)

Commerce – 1878-1946 (national level of significance)

Transportation – 1878-1946 (national level of significance)

Labor – 1934 (national level of significance)

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The historic district is significant under Criterion B/2 for its association with the 1934 General Strike. While the district, and all contributing resources, is significant for the association with this important

event and the dockworkers involved, Pier 35 does not appear to have any direct association with the strike.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

As noted in the National Register nomination, the historic district is significant under Criterion C/3 for the following:

- Engineering – 1878-1946 (national level of significance)
- Architecture – 1889-1903, 1912-1938 (local level of significance)
- Community Planning and Development – 1878-1938 (local level of significance)

The seawall is the foundation upon which the rest of the waterfront was constructed and it consists of two structures – one in each of the discontinuous parts of the district. The seawall, a linear embankment of stone, wood, and concrete was constructed between 1878 and 1915 in 21 sections that join end-to-end with the bulkhead wharf to form a continuous unifying structure. The seawall consists of a pile of rocks, called a rock embankment, rising from a trench. Piles driven through the rock embankment provide supports for the bulkhead wharf, which creates a useable and passable surface that bridges the seawall, physically connecting The Embarcadero and Piers. Essentially, the bulkhead wharf is a linear feature parallel to the shoreline and on top of the seawall.

Pier 35, with a substructure and transit shed designed by A.C. Griewank and bulkhead building designed by A.A. Pyle, is one of a group of new piers proposed for construction in the North Beach area of the waterfront in 1910-1912. The pier's original purpose is not known but in 1932-1933 it was extended to provide improved passenger and cargo accommodations for the steamships of the Grace Lines.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The subject site does not appear eligible under Criterion D/4.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Staff concurs with the National Register nomination that Pier 35 and the historic district as a whole appears to retain integrity.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and concurs with Carey & Co.'s *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Secretary's Standards*) analysis for the proposed scope of work. Based upon this analysis, and with the understanding that the proposed project has been revised according to the Carey & Co. report recommendations, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project involves structural interventions specifically targeted at discrete interior elements of the superstructure. Distinctive character-defining features, such as the classical façade, structural elements, and workmanship, would be retained and supplemented as needed with compatible interventions for structural integrity.
- The proposed project would not negatively impact the character-defining features of the building as proposed work will involve repair of existing features, in-kind replacement of deteriorated features, and compatible structural interventions.
- The proposed project would not negatively impact character-defining features of the historic district as proposed work to the interior and substructure would not alter the exterior appearance of Pier 35.
- The proposed project would retain historic materials and augment these with compatible materials for structural integrity.
- The proposed work is limited in scope, targeted to specific locations, and reversible, such that it could be removed entirely in the future without harming the historic integrity of the structure.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

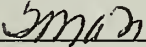
to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The historic district consists of three miles of waterfront including over 20 piers and remnants of piers, a bulkhead wharf in 21 sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. With the exception of the historic district, there are no known off-site historical resources in the vicinity of the proposed project. As proposed work will not affect the exterior appearance of Pier 35, it does not appear that any off-site historical resources, including the historic district, could be affected by the proposed project.

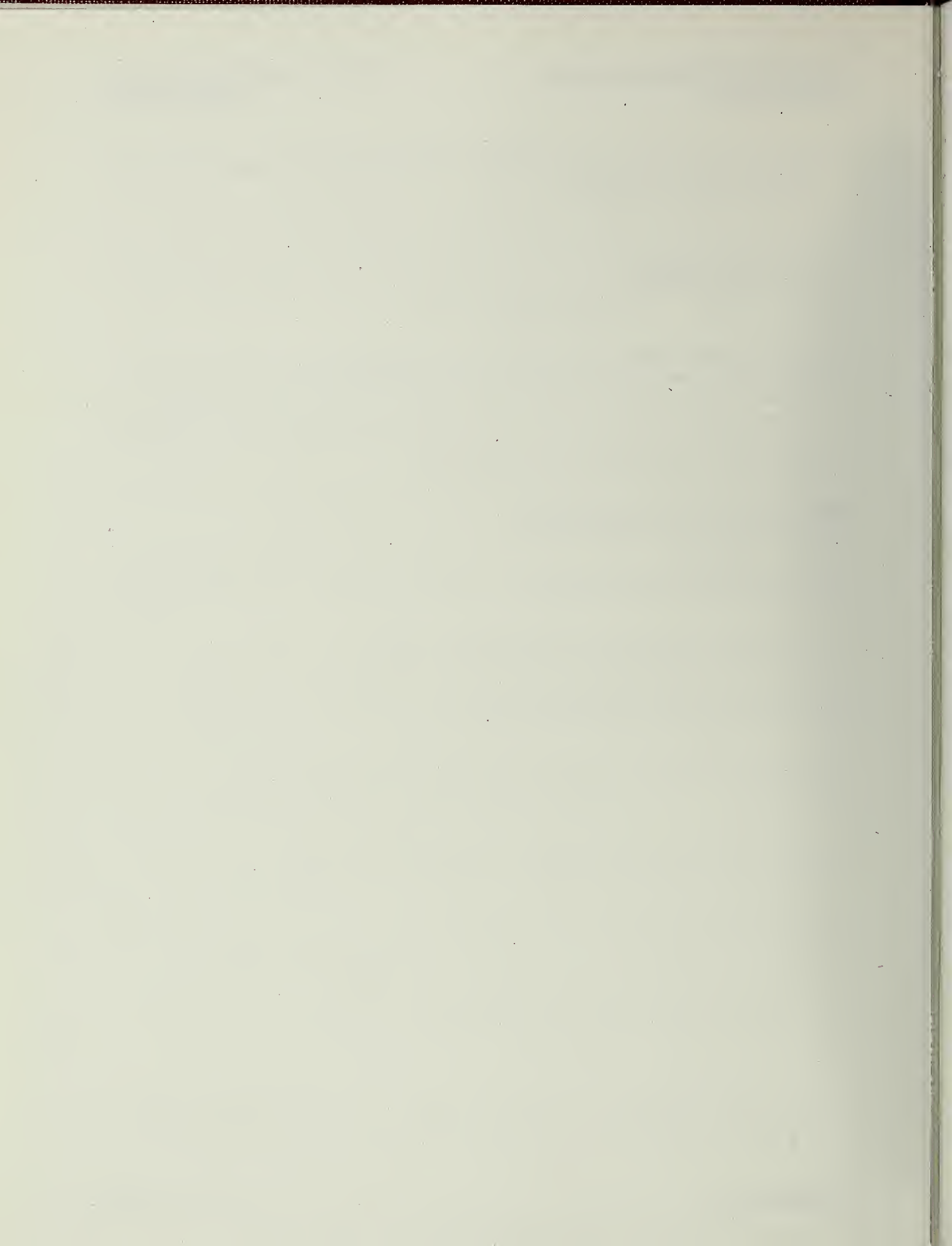
SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

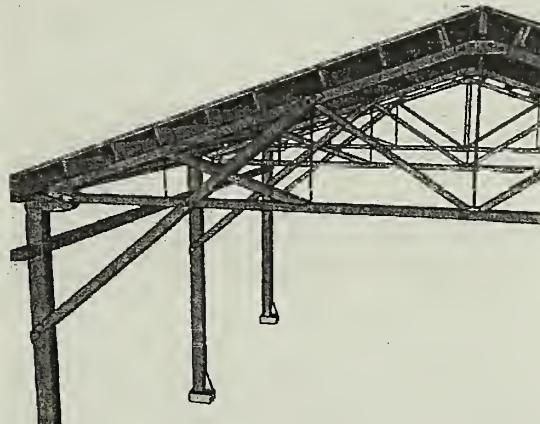
Date: 1/13/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\Pier 35\Historic Resource Evaluation Report.doc



PIER 35 SUPERSTRUCTURE SHED STRUCTURAL EVALUATION





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0187E
Project Title: 3645 – 3649 23rd Street
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3647/032
Lot Size: 3,084 square feet
Project Sponsor: Troy Kashanipour – (415) 431.0869
Staff Contact: Brett Bollinger – (415) 575.9024
brett.bollinger@sfgov.org

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San Francisco,
CA 94103-2479

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PROJECT DESCRIPTION:

SE
841
#1
1/25/11
The proposed project involves remodeling and a vertical addition to an existing 3,117-square-foot, mixed-use building. The proposed project includes construction of a partial one-story vertical addition, replacement of the storefront, the addition of new window openings and a garage opening on the Fair Oaks Street building façade, interior alterations, and partial restoration of the building's façade based upon historic photos of the property. The addition would add 400 square-feet to the existing. The finished building would be three-stories-over-basement, and contain one ground floor commercial space, one dwelling unit at the upper floors, and one off-street parking space in approximately 3,573 square feet.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Troy Kashanipour, Project Sponsor
Supervisor Weiner
Thomas Wang, Neighborhood Planning Division

Virna Byrd, M.D.F.
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The approximately 3,084-square-foot project site is located on the southeast corner of 23rd and Fair Oaks Streets (Assessor's Block 3647, Lot 032), in the block bounded by 23rd Street to the north, 24th Street to the south, Guerrero Street to the east, and Fair Oaks Street to the west in the Mission neighborhood. The existing 3,117 square foot building on the project site is estimated to have been constructed in 1890. The building is not listed on any local surveys. The project site has a limited commercial use status for the ground floor commercial space and is located within a RH-3 (Residential, House, Three-Family) zoning district and within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as a contributor to what appears to be a potential historic district comprised of unique Stick and Italianate styled buildings with good historic integrity constructed between 1880 and 1905.¹ More information is needed to determine if indeed a historic district is present and if so, its boundaries. The Liberty Hill Historic District is the nearest designated historic district, located one block north of the site. The existing building on the project site was constructed circa 1890, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the subject building appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture). The period of significance for the potential district is 1880 - 1905.²

3645 – 3649 23rd Street is a good example of a small-scale mixed-use building designed in the Italianate style. The building is clad in cementitious siding and features a storefront at the 23rd Street frontage with bay windows above. The building lacks its original ornamentation which was removed when the new siding was installed. The building's original architect is unknown but the design was likely taken from a catalog. Although the building's detailing has been removed it retains its historic form and feeling and is a good representation of a late nineteenth century mixed-use building.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would cause a substantial adverse change such that the significance of the resource would be materially impaired. It was determined that the proposed project would not cause an adverse change in the significance of the resource and that the project would be consistent with the *Secretary of the*

¹ Historic Resource Evaluation Response Memorandum for 3645 – 3649 23rd Street from Michael Smith, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, dated August 11, 2010. A copy of this memorandum is attached.

²Ibid

Interior's Standards for Rehabilitation of Historic Properties (Secretary's Standards) as follows: The property would continue to be used as a mixed-use building with one storefront and one dwelling; The project would remove nonhistoric materials and replace them with features that are more similar to the building's historic materials based upon photographic evidence; The project would not add conjectural features or architectural elements to the building; would not result in the removal of the building's character defining features but instead restore historic elements of the building that have been removed over the years; the vertical addition would be setback and minimally visible from the street and it is differentiated from the historic building and it is reversible.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding an approximately 400 sf penthouse addition to an existing approximately 3,117 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 3645 – 3649 23rd Street
Block/Lot: 3647/032
Case No.: 2010.0187E
Date of Review: August 11, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to construct a penthouse addition, replace the storefront, add new window openings and a garage opening on the Fair Oaks façade, and partially restore the building façade based upon historic photos of the property.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 3645 – 3649 23rd Street was constructed in 1900, a default date for many pre-1906 buildings. The subject building first appears on the 1886 – 1893 Sanborn Maps so the estimated date of construction is 1890. It is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

3645 – 3649 23rd Street is located on the southeast corner of 23rd and Fair Oaks Streets at the western border of the Mission neighborhood. The property is located within a RH-3 Zoning District and a 40-X Height and Bulk District. The property has Limited Commercial Use status for the ground floor commercial use within a residential district. The neighborhood is defined by wood clad, turn of the century, multi-story and multi-family dwellings with good historic integrity. The neighborhood character is interrupted in locations by newer infill development and two early twentieth century churches. The neighborhood is not a designated historic district but the Liberty Hill Historic District is located one block north of the site.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1880 - 1905

3645 – 3649 23rd Street is a wood framed, two-story, mixed-use building with a rectangular plan that was constructed circa 1890. The building is designed in the Italianate style. The property is eligible for listing on the California Register under Criterion 3 (Architecture) as a contributor to a potential historic district. Below is a brief analysis of the subject property's historical significance per the criteria for inclusion on the California Register. This analysis is based upon the Supplemental Information prepared by Troy Kashanipour, dated February 10, 2010.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The Department was not provided any information that would suggest that the property was associated with significant events in our local, regional, or national history. In general, the subject property represents the early stages of development within the Mission neighborhood, but it does not represent the earliest development within the Mission and it cannot be demonstrated that the property has a specific association with its evolution as required by the guidelines.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Frederick Henrich Wulzen was the first known resident of the subject property from 1887 to 1918. In City Directories Mr. Wulzen is listed as a proprietor of a store, real estate, and capitalist. He owned lots of property within the immediate neighborhood but his sphere of influence appeared to end there as he was not influential in our local, regional, or national past. The property stayed within the Wulzen Family until it was sold in 1945 to Eugene and Adele Lagamarsino. Neither the Lagamarsino's nor any of the subsequent owners of the property were important in our local, regional, or national past, therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

3645 – 3649 23rd Street is a good example of a small-scale mixed-use building designed in the Italianate style. The building is clad in cementitious siding and features a storefront at the 23rd Street frontage with bay windows above. The building lacks its original ornamentation that was removed when the new siding was installed. The building's original architect is unknown but the design was likely taken from a catalog.

Although the building's detailing has been removed it retains its historic form and feeling and is thus eligible for inclusion on the California Register under Criterion C as a contributor to a potential historic district that is an intact representation of nineteenth century middle class multi-unit housing

and developmental practices. The potential District contains examples of all architectural styles prevalent during the developmental period

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: Based upon a historic photograph of the building from 1945, it appears that much of the building's ornamentation has been removed and the building has been clad in cementitious siding. The building lacks integrity of workmanship and materials as a result of these alterations. The building retains its storefront, bay windows, and overall form which gives it fair historic integrity. The proposal is to partially restore the building's façade based upon photographic evidence.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Based upon the analysis below, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a mixed-use building with one storefront and one dwelling.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The project will remove nonhistoric materials and replace them features that are more similar to the building's historic materials based upon photographic evidence.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The project will not add conjectural features or architectural elements to the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The project will not result in the removal of the building's character defining features. Instead the project would partially restore historic elements of the building that have been removed over the years.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The vertical addition will be setback from the north, south, and west sides of the building and thus will be minimally visible from the street. The addition is differentiated from the historic building by its simple design, smaller wood siding, and awning windows with wood sashes.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Though it is unlikely to occur, the vertical addition to the building could be feasibly removed to restore the building's essential two-story form.

-
5. Character-defining features of the resource to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The character-defining features of the building are generally: the building massing and scale, the flat roof form, the ground floor storefront, and the fenestration pattern of the north and west façades.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: By restoring its details the project would make the building more compatible with the turn of the century character of the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: _____

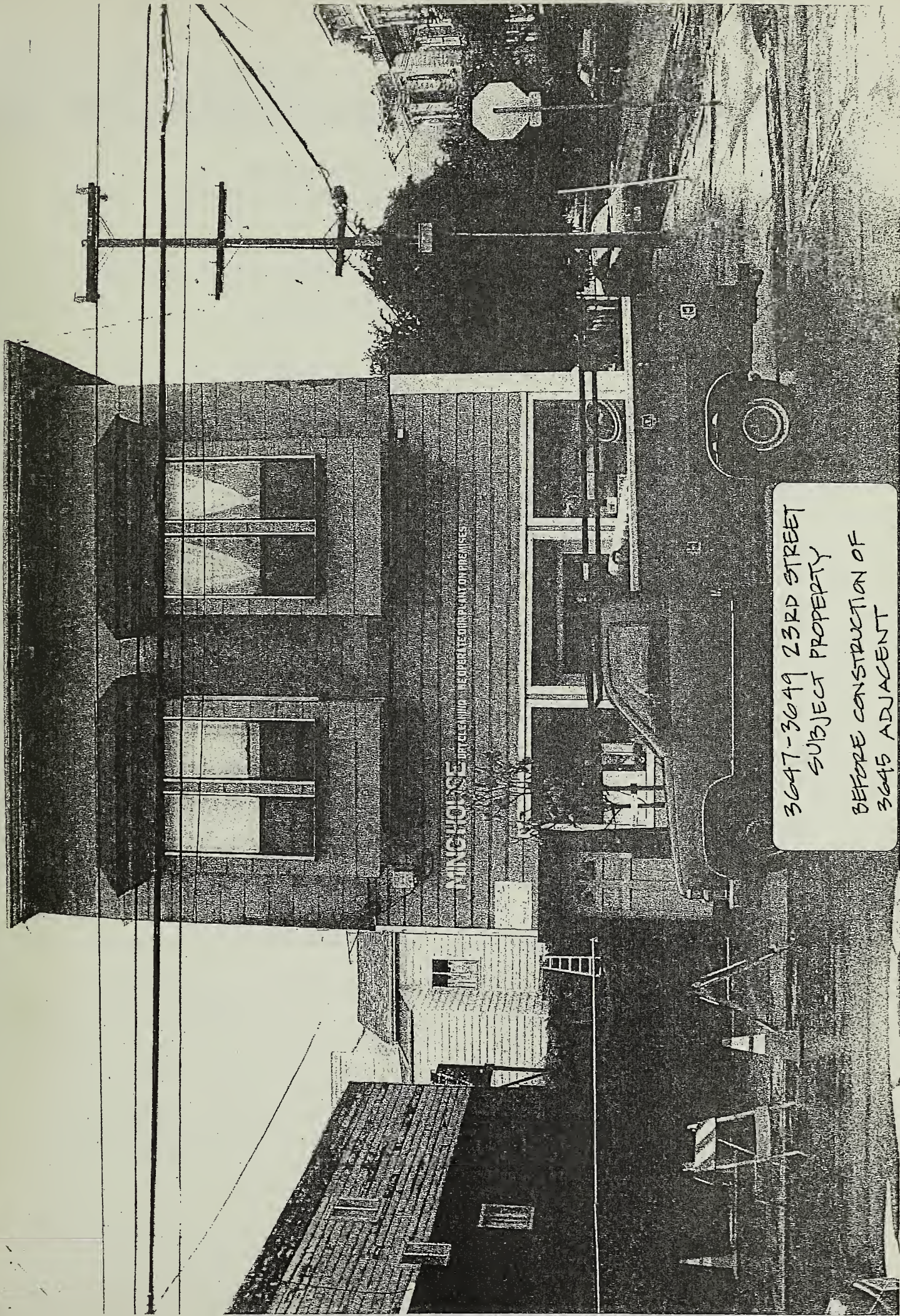
Sophie Hayward

Sophie Hayward, Acting Preservation Coordinator

Date: 08.11.2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Brett Bollinger, MEA Planner
Vimaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\3645-49 23rd St\2010.0187 HRER.doc



3647-3649 23RD STREET
SUBJECT PROPERTY
BEFORE CONSTRUCTION OF
3645 ADJACENT



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.1091E
Project Title: 2900 Ulloa Street
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2395/042
Lot Size: 3,250 square feet
Project Sponsor: Dennis Yeung – (415) 859.5665
Staff Contact: Michael Smith – (415) 558.6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project is to raise and construct a horizontal addition to an existing 1,028-square-foot residential structure. The project involves raising the building 2-feet to create habitable rooms within the basement and removing the rear porch and stairs to construct a 3'-8" horizontal addition and infill beneath the building overhang at the east elevation. The existing one-story-over-basement building currently contains a single-family dwelling with one off-street parking space located within the detached garage located on the same lot. The garage structure would not be altered. The proposed alterations would increase the building size by approximately 1,228 square feet. The finished building would be two-stories, and remain a single-family dwelling with approximately 2,256 square feet.

(Continued on following page.)

EXEMPT STATUS:

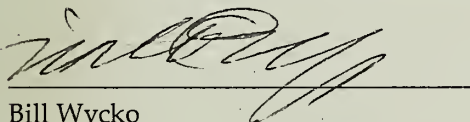
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2))

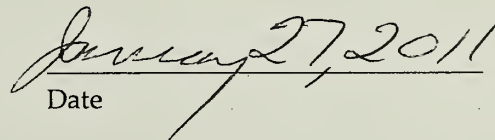
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Dennis Yeung, Project Sponsor
Brett Bollinger, MEA Division

Supervisor Elsbernd
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
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SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (CONTINUED):

The approximately 3,250-square-foot project site is located at the northwest corner of Ulloa Street and 30th Avenue of construction of a the 2900 Ulloa Street is located on the northwest corner of 30th Avenue (Assessor's Block 2395, Lot 042), in the block bounded by Taraval Street to the north, Ulloa Street to the south, 30th Avenue to the east, and 31st Avenue to the west in the Parkside neighborhood. The existing 1,028 square foot residence on the project site was constructed in 1918. The project site is located within a RH-1 (Residential, House, One-Family) zoning district and within a 40-X height and bulk district.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, as an early example of cottage-like residence in the Parkside neighborhood before large-scale developers began to develop the neighborhood.¹ There are few of these buildings in existence in the neighborhood today. The existing building on the project site was constructed in 1918, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 2900 Ulloa Street property appears eligible for listing in the California Register under 1 (Event) and Criterion 3 (Architecture), for its association with the early stages of development within the Parkside neighborhood and as an early example of a cottage-like residence in the Parkside neighborhood.²

2900 Ulloa Street is a one-story over basement single-family dwelling with a rectangular plan. It is designed in the Craftsman bungalow style. The building is clad in wood siding and features a gabled roof with a wide eave overhang and exposed rafter tails that are oriented to the south. The main entrance is located on the east façade and has a sloped roof that dormers into the side of the gabled roof. The entrance is flanked by sets of wide wood sash casement windows with a band of four lites at the upper portion flanked by similar but narrower casement windows with two lites at the upper portion. Two sets of the same windows are located on the south façade with a wood sash casement window above them beneath the gable. The building's west façade abuts the adjacent building to the west and is not visible.

¹ Historic Resource Evaluation Response Memorandum for 2900 Ulloa Street from Michael Smith, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 4, 2010. A copy of this memorandum is attached.

²Ibid

Overall the building has historic integrity especially when compared to buildings of similar vintage in the neighborhood.³

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would cause a substantial adverse change such that the significance of the resource would be materially impaired. It was determined that the proposed project would not cause an adverse change in the significance of the resource and that the project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards) as follows: The property would continue to be used as a single-family residence with a detached garage; The historic character of the building would be preserved and the materials and features that characterize the property would be preserved; The project would not add conjectural features or architectural elements to the building; The addition would not result in the removal of the building's character defining features; And the wood siding on the north side of the addition is differentiated from the wood bevel siding on the rest of the building. For the above reasons, the proposed project would not have any adverse impact on the historic resource.

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) the project is in an area where all public services and facilities are available and (B) the area in which the project is located is not environmentally sensitive. The proposed project would meet these criteria by adding approximately 1,023 sf to an existing approximately 1,320 sf building in an area of the City where all public services and facilities are available and which is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

³Ibid



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2900 Ulloa Street
Block/Lot: 2395/042
Case No.: 2009.1091E
Date of Review: August 4, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to raise the building 2-feet to create habitable rooms within the basement and remove the rear porch and stairs to construct a 3'-8" horizontal addition. The new addition would match the existing exterior materials. The project would result in a 25-foot open space located between the dwelling and the existing detached garage at the rear of the lot. The project would retain the existing setback from the east side property line. The existing detached garage at the rear of the lot would not be altered.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that 2900 Ulloa Street was constructed in 1918. It is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age. The property includes a detached garage at the rear of the property; the date of when it was constructed is unknown though it appears to have been constructed at the same time as the residence. The garage structure would not be altered as part of this project.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

2900 Ulloa Street is located on the northwest corner of 30th Avenue and Ulloa Street in the Parkside neighborhood. The property is located within a RH-1 Zoning District and a 40-X Height and Bulk District. The neighborhood is defined by one-story over garage, stucco clad, single-family dwellings of similar height and scale that were constructed from the 1930s through the 1940s. The buildings are setback from their front property lines with landscaping in front. The neighborhood pattern is interrupted in locations by older buildings with gabled roofs. The neighborhood is not a designated historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

2900 Ulloa Street is a one-story over basement, wood framed, single-family dwelling with a rectangular plan that was constructed in 1918 and designed in the Craftsman bungalow style. The property is also improved with a detached garage located at the rear of the property. The garage is a wood framed structure that is clad in wood siding. The garage is unique in that it retains its carriage doors and is much taller than the average height of a garage, possibly indicating that it was first used as a barn or horse stall. The property is eligible for listing on the California Register under Criterion 1 (Event) and Criterion 3 (Architecture). Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation, dated September 16, 2009, prepared by Carey & Co. Staff concurs fully with the findings of findings of historical significance presented in the Carey & Co. report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2900 Ulloa Street represents the early stages of development with the Parkside neighborhood. Early development within the Parkside was marked by individual property development before large-scale developers began to develop the neighborhood. There are few of these buildings in existence in the neighborhood today.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Edward and Edith Cook were the first known residents of the subject property. Edward worked as an official at the Federal Reserve. Albert and Ethel Ridgway were the next occupants of the property. They owned and occupied the property from 1921 to 1974. Albert was a bookkeeper for a wholesale paper company. There is no information that would suggest that the property was associated with the lives of persons important in our local, regional, or national history.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2900 Ulloa Street is a one-story over basement single-family dwelling with a rectangular plan. It is designed in the Craftsman bungalow style. The building is clad in wood siding and features a gabled roof with a wide eave overhang and exposed rafter tails that are oriented to the south. The main entrance is located on the east façade and has a sloped roof that dormers into the side of the

gabled roof. The entrance is flanked by sets of wide wood sashed casement windows with a band of four lites at the upper portion flanked by similar but narrower casement windows with two lites at the upper portion. Two sets of the same windows are located on the south façade with a wood sash casement window above them beneath the gable. The building's west façade abuts the adjacent building to the west and is not visible.

Although it is not an example of a Parkside Cottage, the subject building is eligible for inclusion on the California Register under Criterion C as an early example of cottage-like residence in the Parkside neighborhood before developer-driven homogeneous stucco buildings dominated the landscape. The building is noted as a "Structure of Interest" (listed as 2499 30th Avenue) in the Parkside Context Statement written by Woody LaBounty.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Notes: In the 1940s the building's original stairs were replaced, an enclosed porch was added to the rear of the building, and the entry porch was enclosed. More recently the subject lot was subdivided and a three-story single-family dwelling was constructed adjacent to the subject building. The lot split and new construction of the adjacent building resulted in the removal of the windows on the west side of the building. Despite these changes 2900 Ulloa Street retains integrity of design, workmanship, location, and materials. Because the surrounding neighborhood has since been built out into a dense urban neighborhood the property does not retain its historic setting. Overall the building has good historic integrity especially when compared to buildings of similar vintage in the neighborhood.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Based upon the analysis below, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a single-family residence with a detached garage.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the building will be preserved and the materials and features that characterize the property will be preserved.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The project will not add conjectural features or architectural elements to the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The addition will not result in the removal of the building's character defining features.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The wood siding on the north side of the addition is differentiated from the wood bevel siding on the rest of the building.

5. Character-defining features of the resource to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

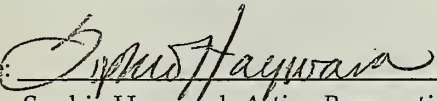
Notes: The character-defining features of the building are generally: the building massing and scale, the gabled roof form with exposed rafter tails, the architectural features and fenestration pattern of the south and east façades, and the wood bevel siding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The project complies with the Secretary of the Interior Standards and there are no off-site resources that would be impacted.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 08.04.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, MEA Planner
Vimaliza Byrd / Historic Resource Impact Review File

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SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2009.1074E
Project Title: 1433 Bush Street
Zoning: RC-4 (Residential-Commercial Combined, High Density)
130-V Height and Bulk District
Van Ness and Automobile Special Use District
Block/Lot: 0670/024
Lot Size: 6,600 square feet
Project Sponsor: Antony Joma, Joma Studio Architects, (408) 838-0087
Staff Contact: Don Lewis - (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located mid-block on the south side of Bush Street between Van Ness Avenue and Polk Street on the boundary of the Downtown/Civic Center and Nob Hill neighborhoods. The proposed project would demolish the existing 30-foot-tall, one-story-over-basement commercial building with 25 off-street parking spaces, and construct a new 112-foot-tall, ten-story-over-basement mixed-use building with 26 residential units, 2,200 square feet of ground-floor retail use, and 29 off-street below grade parking spaces. The unit mix would be 8 one-bedroom, 14 two-bedroom, and 4 three-bedroom units. Access to the underground parking garage would be from both Bush Street and Fern Street. The existing building is approximately 6,600 square feet in size while the proposed building would be approximately 60,145 square feet in size. The existing building was constructed in 1915 and is currently occupied by a car rental company. The project would require Conditional Use authorization for development of a building exceeding a height of 40 feet in a Residential District.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

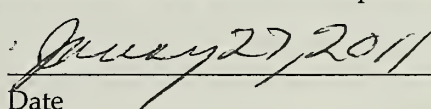
See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

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SAN FRANCISCO
PUBLIC LIBRARY

cc: Antony Joma, Project Sponsor
Supervisor David Chiu, District 3
Historic Preservation List

Bulletin Board
V. Byrd, M.D.F

REMARKS (continued):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the Residential-Commercial Combined, High Density (RC-4) zoning district where development and uses would be permitted. The RC-4 district allows a residential density of one unit per 200 square feet of lot area, thus the 6,600-square-foot project site would be permitted up to 33 new residential units. The proposed project would include 26 new residential units thus the density is consistent with the RC-4 zoning designation. In the RC-4 district, 36 square feet of open space per unit if private, or 1/3 more for any portion of usable open space if common, is required. The project would thus be required to provide 1,248 square feet of common open space. The proposed project would provide 1,565 square feet of common open space, thus it meets the useable open space requirements. The project site is also located within the Van Ness and Automobile Special Use District, which requires one off-street parking space for each dwelling unit while the retail component would be required to provide one space for each 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Thus, the project would require one parking space for each of the 26 proposed residential units and would not require a parking space for the 2,200 square feet of commercial use. The proposed project includes 26 residential parking spaces and 3 commercial parking spaces, for a total of 29, and meets the required minimum number of parking spaces. The project would not be required to provide an off-street loading space since the residential use is less than 100,000 square feet and the commercial use is less than 10,000 square feet. The site is located in a 130 height district and the proposed building would be 112 feet in height. The project would thus comply with the 130 height district. As discussed on page 1, the project would require Conditional Use authorization for development of a building exceeding a height of 40 feet in a Residential District. Therefore, the proposed project would be consistent with all applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.15-acre (6,600 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses on a site smaller than five acres.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.¹ The proposed project would generate about 570 person trips (inbound and outbound) on a weekday daily basis, consisting of 210 auto trips, 130 transit trips, 180 walk trips and 50 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 20 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative or worst case estimate of vehicle trips. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Transit

As indicated above, the proposed project is estimated to add 130 daily transit person trips, of which 18 are estimated to occur in the p.m. peak hour. The project site is served by several local and regional transit lines including Muni lines 1, 19, 31, 38, 47, 49, and 76, and therefore, the additional 18 p.m. peak hour transit trips would be accommodated on existing routes, and would result in a less-than-significant effect on transit services.

Parking

As discussed above, the Planning Code would require 26 off-street parking spaces for the proposed project and the project includes a total of 29 parking spaces. Based on the methodology presented in the *SF Guidelines*, on an average weekday, the demand for parking would be 42 spaces. Thus, the project would have an unmet parking demand of 13 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is not considered to be a significant impact under CEQA, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

¹ Don Lewis, San Francisco Planning Department, *Transportation Calculations*, January 13, 2011. These calculations are available for review as part of Case File No. 2009.1074E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines 1, 19, 31, 38, 47, 49, and 76) and bike lanes (16, 25, and 51), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Access

Vehicular ingress to the ground-floor parking garage would be on Bush Street while egress would be on Fern Street. Pedestrian access would be on Bush Street. Bush Street is a three-lane, one-way, major arterial with parallel parking on both sides. Emergency access to the project site would not be changed by the proposed project. There are no bus stops in front of the project site. Sidewalks and on-street parking are present on both sides of the street. It is anticipated that both garbage pickup and commercial retailing would be located on Bush Street. The project would not impede traffic or cause unsafe conditions, and would not result in a significant effect related to access

Loading

Based on the *SF Guidelines*, the proposed project would generate an average loading demand of 0.09 truck-trips per hour. Planning Code Section 152.1 does not require off-street loading for residential development less than 100,000 square feet and for retail use less than 10,000 square feet. Therefore, off-street loading spaces are not required for the proposed project, which would include 45,200 square feet of

residential use and 2,200 square feet of retail use. The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along Bush Street and Fern Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Bush Street and Fern Street. In addition, the parking area on the ground floor could also be used for loading activity.

Pedestrian and Bicycle Conditions

The proposed project would generate approximately 22 p.m. peak-hour pedestrian trips, which would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

There are no existing or proposed bike lanes on the project site, and there would be no net increase in curb cuts on Bush Street or Fern Street. In the vicinity of the project site, there are three major Citywide Bicycle Routes (16, 25, and 51). Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

The recently amended (Board of Supervisors Ordinance No. 129-06) *Planning Code* Section 155.5 requires that residential projects of 50 dwelling units or less provide one bicycle space for every two dwelling units. The proposed project includes 26 dwelling units and thus would be required to provide 13 bicycle parking spaces, which would be provided on the ground-floor level. In conclusion, the proposed project would not substantially increase pedestrian and bicycle hazards.

In summary, the project would not result in a significant effect with regard to transportation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new building would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with regard to noise.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The BAAQMD considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet (gsf), and retail development greater than 87,000 gsf to result in potentially significant vehicular emission impacts. The proposed project would create 26 residential units with 2,200 square feet of ground-floor commercial

space and would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more units within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether the PM 2.5² concentration at the project site is greater than 0.2 micrograms per cubic meter (0.2 ug/m³).³ Sponsors of projects on sites where the PM 2.5 concentration exceeds the 0.2 ug/m³ threshold are required to install ventilation systems or otherwise redesign the project to reduce the PM 2.5 concentration for the habitable areas for the dwelling units to below the threshold. The project site is located within the Potential Roadway Exposure Zone, triggering the application of San Francisco Health Code Article 38. An Air Quality Assessment was completed by the Department of Public Health for the project site on March 30, 2010.⁴ The results indicate that 1433 Bush Street, at 6.55 meters, exceeds the action level of 0.2 micrograms per cubic meter annual exposure along the front of the proposed building. Therefore, pursuant to Article 38 of the San Francisco Health Code, the project would be required to implement air quality measures, such as incorporating a mechanical ventilation system with ambient air filtration. Action levels, modeling, and mitigations are discussed in the *Department of Public Health's Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*. Therefore, the project would not have significant air quality impacts on residents due to roadway emissions.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

d) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is required in order to serve the proposed project.

² PM 2.5 is a measure of smaller particles in the air. PM 10 has been the pollutant particulate level standard against which EPA has been measuring Clean Air Act compliance. On the basis of newer scientific findings, the Agency is considering regulations that will make PM 2.5 the new "standard".

³ See Board of Supervisors Ordinance No. 281-08, effective January 5, 2009.

⁴ Modeling completed by Patrick Fosdahl of the San Francisco Department of Public Health on March 30, 2010. Modeling results are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Project File No. 2009.1074E.

Other Environmental Issues

Hazardous Materials: Golden Gate Tank Removal conducted a Phase I Environmental Site Assessment (ESA) at the project site.⁵ This assessment was performed to provide a record of the conditions at the subject property and to evaluate what, if any, environmental issues exist at the site. The ESA assessed the potential for adverse environmental impacts from the current and historical practices on the site and the surrounding area.

According to the ESA, the vicinity of the project area was initially residential but sometime after the 1906 Earthquake became commercial and retail. The project site was occupied by residences in the late 1880's. Sometime after the 1906 Earthquake, the site was occupied with an "auto top factory and painting" facility. The current building was on the site by 1939 and has been used as a commercial space for several businesses. At one time the building housed some type of auto painting business, but no visual evidence of improper disposal of any paint type materials was found during the Phase I ESA site reconnaissance. The project site is not located within the limits of the Maher Ordinance.

At the time of the Phase I ESA, the subject building was occupied by a van transport company and a luggage repair business. The transport company had carried out minor maintenance on vehicles in the basement and had accumulated a significant amount of materials which were considered hazardous. These included used motor oil and used oil filters. There was no evidence of misuse or illegal disposal of materials seen. With the exception of minor amounts of automotive maintenance supplies used by the tenants and minor leaks associated with parked autos, there was no evidence of the use, storage, or disposal of materials considered hazardous.

There are various businesses in the area which could have environmental effects on the subject property and the neighborhood in general; specifically, the presence of an unregistered and apparently unused tank at the property just to the west of the site. If this tank, or the underground storage tank (UST) at Giampolini at 1445 Bush Street, also along Fern Avenue to the west, have leaked in the past or should leak in the future, the soil and groundwater below the site could be affected. The nearest active leaking UST site, which is several hundred feet away, was identified at 1395 Van Ness Avenue, the Ellis Brooks Chevrolet Dealer. There are also several other unregistered USTs, which include underground heating oil tanks associated with the larger apartment buildings along Polk Street. The presence of other unknown USTs and known leaking underground fuel tank sites, could have had an impact on the soil and groundwater below the project site. Based on discussions with the Department of Public Health, since the proposed project does not require excavation that is deeper than the existing basement level, the project would not result in a significant impact related to hazards and hazardous materials.

Based on the above, effects related to hazardous materials would not be significant.

⁵ Golden Gate Removal, "Phase I Environmental Site Assessment, 1425 Bush Street, San Francisco, California," October 18, 1999. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Project File No. 2009.1074E.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the RC-4 zoning district.

The proposed project would be visible from some residential and commercial buildings within the project site vicinity. Some reduced views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those views would not constitute a significant impact under CEQA.

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historic resource. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the property at 1433 Bush Street would be eligible for listing in the California Register as an individual resource under Criteria 1 (Events) and 3 (Architecture) if the subject property retained its historic integrity.⁶ In addition, the 1433 Bush Street building was not listed as individually significant or as a contributor to the significance of the area in the Van Ness Area Plan published in 1986, nor was the building identified as an individual resource or a contributing resource to the historic district in the latest Van Ness Auto Row survey conducted by William Kostura.⁷

The 1433 Bush Street building, constructed in 1915, is one-story-over-basement, with two street-facing facades designed by Joseph A. Leonard. The primary (north) façade faces Bush Street and is clad in flat stucco, and is distinguished by a sculpted Mission Revival-style parapet wall that is divided into three bays. The Fern Street (south) façade is clad in painted brick and is utilitarian in its design. The property is associated with the development of the Van Ness Auto Row corridor through its location, construction date, historic use, architectural style, and building type. It appears that if the building retained historic integrity then it would qualify for listing on the Register as an individual resource for its association with this significant period of development in San Francisco. Research has not revealed information that any of its owners or occupants were associated with persons that have made a significant contribution to the broad patterns of history. The 1433 Bush Street property, if unaltered, would represent the automotive support structure building type from the early Auto Row period of development within San Francisco. However, as described below, alterations have caused the building to lose historic integrity so that it no longer conveys this historical significance.

The 1433 Bush Street building has been extensively altered and lacks integrity of design, workmanship, feeling, and materials. In 1984, the original storefront, bulkheads, pilasters, transoms, and both pedestrian and automobile entrances were replaced with an anodized aluminum storefront. The only remaining

⁶ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Don Lewis, Planning Staff, Major Environmental Analysis, July 7, 2010. This memorandum is attached and available for review at the Planning Department, 1650 Mission Street, Suite 400.

⁷ This survey was adopted by the Historic Preservation Commission on July 21, 2010.

character-defining features of the primary façade are the sculpted parapet and the building's scale. The building has, however, retained its historic location, setting, and association, which link the building to the potential Auto Row historic district located along Van Ness Avenue between approximately Jackson and Turk Streets.

The immediate neighborhood contains a high concentration of buildings that were part of San Francisco's "Auto Row", which was located along Van Ness Avenue and extended onto the surrounding side streets. Van Ness Avenue developed into an "Auto Row" after the 1906 earthquake and eventually grew to encompass approximately 13 blocks. The 1433 Bush Street building is located at the eastern boundary of the Van Ness Auto Row area, in an area that displays considerable harmony among the buildings throughout the area, both in building type and in building style. However, the area has undergone significant change since the period of automobile-related development (approximately 1906-1970) and many buildings in the area have lost historic integrity. Nonetheless, the area retains a sufficient number and concentration of buildings related to the Van Ness Auto Row historic context to be potentially listed as a multi-property, non-contiguous historic district on the California Register based on its significance under Criterion 1 (Events) and Criterion 3 (Architecture). Such a district would be comprised of a collection of buildings dating from the early 20th century that represent a significant period of development in San Francisco's history related to automobile uses and the particular architectural styles and building types associated with that period of development. As discussed above, the 1433 Bush Street building is not a contributor to the historic district.

The proposed project at 1433 Bush Street would not have an adverse impact on any off-site historic resources. In the most recent survey of the area, Kostura found only two historic resources on the subject block - 1441 Bush Street and 1455 Bush Street. 1441 Bush Street is immediately adjacent to the subject property to the west while 1455 Bush Street is located three lots to the west. The project would not cause any direct impacts to the character-defining features of either building. Impacts of the proposed project on the historic integrity of these resources would be limited to the change in setting. This impact would be less-than-significant, as the subject block already displays a wide variety of building types, heights, materials, and styles with which the new building would be compatible. Because of this diversity in the immediate context, the new building would not dramatically change the character of the block or change the buildings' setting such that their historic significance would no longer be conveyed. Similarly, the project would not cause a significant adverse impact to the potential multi-property, non-contiguous historic district identified by Department staff as the project would not directly affect any of the identified resources within the Van Ness corridor or cause a significant change in the setting of this collection of properties.

Archeological Resources: The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.⁸

Shadow: Section 295 of the San Francisco Planning Code restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet. To

⁸ This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Don Lewis, Planner, March 11, 2010), which is available for review at the Planning Department, 1650 Mission Street, Suite 400.

determine whether this project, which would result in a building height of 112 feet, would comply with Section 295, a shadow fan analysis was prepared by the Planning Staff. This analysis determined that the proposed project would not cast a new shadow on any properties protected by Section 295.⁹

Wind: Project-specific evaluation of the probable wind impacts of the proposed project was completed by ESA.¹⁰ This study concluded that there would be no adverse effects on the wind environment that could result from the proposed project. Thus, the proposed project would not have any significant wind impacts.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on April 15, 2010 to owners of properties within 300 feet of the project site and to adjacent occupants. Four members of the public requested to receive the final environmental document, and one person expressed concerns related to the number of proposed parking spaces. Parking is discussed under page 2 regarding consistency with applicable general plan and zoning designations, and in the transportation section on page 3 with regard to parking demand and supply.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect with regard to hazardous materials, visual quality or cultural resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.

⁹ Glenn Cabrerros, "Case No. 2009.1074K Shadow Analysis," to Antony Joma, Project Sponsor, 1433 Bush Street, July 7, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2009.1076K.

¹⁰ ESA, Potential Section 148 Wind Impacts, 1433 Bush Street Development, February 25, 2009. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2009.1074E.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: 1433 Bush Street
Block/Lot: 0670/024
Case No.: 2009.1074E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Shelley Caltagirone
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PROPOSED PROJECT ☒ Demolition ☐ Alteration ☐ New Construction

PROJECT DESCRIPTION

The proposal is to demolish the existing one-story building and construct a mixed-use retail/residential 10-story building with two levels of underground parking. The building would be designed as a C-shaped structure with an interior courtyard, and the top two floors would be set back 20 feet from the plane of the front and rear facades. The project would include 26 dwelling units and 2100 square feet of retail/commercial use on the ground floor.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is listed in the San Francisco Architectural Heritage Survey with a rating of C, the 1976 Architectural Survey with a rating of 0, the Un-reinforced Masonry Building Survey with a rating of Priority II, and the Van Ness Avenue Area as non-contributing. The property was also recently evaluated by William Kostura for the *Van Ness Auto Row Support Structures* survey and determined to be not eligible for listing on the California Register of Historic Places. (The survey is scheduled for adoption by the Historic Preservation Commission July 21, 2010.) Currently, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

PROPERTY DESCRIPTION

The subject building is a one-story-over-basement, heavy timber-frame, full-lot brick structure with two street-facing facades designed by Joseph A. Leonard in 1915 and built for Charles Myrick. The primary (north) façade faces Bush Street and is clad in flat stucco. The façade is distinguished by a sculpted Mission Revival-style parapet wall and is divided into three bays. The eastern bay contains a pair of modern storefronts while the two western bays contain non-historic automobile and pedestrian entrances. The façade also displays a non-historic awning and bracket sign. The historic stucco details, storefronts, and bracket sign evident in the 1960 Tax Assessor's photograph have been removed and the configuration of the masonry openings has been altered. The Fern Street (south) façade is clad in painted brick and is utilitarian in its design. It displays a plain gabled parapet and contains two automobile entrances with non-historic garage doors. The majority of the historic window openings on this façade have been infilled with concrete block.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1433 Bush Street is located on the south side of the street between Van Ness Avenue and Polk Street. The building is within a RC-4 (Residential-Commercial, High Density) District and a 130-V Height and Bulk District. The building is also located within the Van Ness and Automobile Special Use Districts and borders a Neighborhood Commercial District to the east. The area is characterized by large commercial structures located along Van Ness Avenue with smaller commercial and residential buildings located on the side streets and Turk Street. The immediate vicinity is dominated by historically auto-related buildings. Building styles and ornamentation are in a variety of architectural types from commercial Renaissance Revival, Edwardian, Art Deco/eclectic, post-war Modern, and contemporary.

The immediate neighborhood contains a high concentration of buildings that were a part of San Francisco's "Auto Row", which was located along Van Ness Avenue and extended onto the side streets. Van Ness Avenue developed into auto row after the 1906 earthquake and eventually grew to encompass approximately 13 blocks, from Turk Street on the south to Jackson Street on the north. Development followed the typical pattern for auto uses, with the large showroom buildings along Van Ness Avenue (especially on prominent corner sites) and smaller one-to-two-story garages, auto body fabricators and part shops located along the mid-block or on the intersecting streets. Many of the blocks along Van Ness Avenue from the Civic Center to Pine Street are bisected into smaller blocks by a series of intersecting alleys, which allowed building showrooms to have two frontages: one façade serving as the primary, or 'front', and another as the 'rear' or service.

While the auto use began to cluster on Van Ness Avenue shortly after the 1906 earthquake and fire, the development continued through the 1920's and the area remained a central hub of automobile use through the 1970's. As a result of this development, there is considerable harmony among the buildings throughout the area, both in building type (automobile uses broken into showroom and ancillary uses) and in building style. Most building details are intact; while there have been some alterations to buildings, the majority still possesses the basic form and architectural detailing associated with their style from when they were originally constructed. There are several San Francisco Landmarks along Van Ness Avenue, (1000 Van Ness Avenue, Landmark #152), as well as National Register Landmarks (1699 Van Ness Avenue) that are significant based on their association with the automotive industry in this area. Further, the Van Ness Area Plan calls out 33 buildings along Van Ness Avenue and side streets as being individually significant, and lists approximately 88 buildings in the area that are contributors to the significance of this area based on their significance with the automobile industry.

The building at 1433 Bush Street, while constructed during the period of significance for Auto Row and included in the Van Ness Area survey, was not listed as individually significant or as a contributor to the significance of the area in the Van Ness Area Plan published in 1986. Nor is the building identified as an individual resource or a contributing resource to a potential historic district in the latest Van Ness Auto Row survey conducted by Kostura.¹ Kostura found only two buildings on the subject block to be historic resources eligible for listing on the California Register - 1441 Bush Street and 1455 Bush Street - and these buildings were found to be individual resources. The only potential historic district identified by Kostura

¹ See attached DPR form.

in the Van Ness Auto Row survey area is located northwest of the project site along the 1600 block of Pine Street.²

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based upon Planning Department records, the *Van Ness Auto Row Support Structures* survey, and the Historic Resource Evaluation Report prepared by Kelley & VerPlanck on June 25, 2007, staff finds that the building at 1433 Bush Street would be eligible for the California Register as an individual and contributory historic resource under Criteria 1 (Event) and 3 (Architecture) if the property retained historic integrity. The property is evaluated below.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The property at 1433 Bush Street is associated with the development of the Van Ness Auto Row corridor through its location, construction date, historic use, architectural style, and building type. It appears that if the building retained historic integrity then it would qualify for listing on the Register as an individual resource for its association with this significant period of development in San Francisco, as described above and in the Kostura survey.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that any of the owners or others associated with the building was a historically important person in our local, regional or national past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

² Kostura, William. *Van Ness Auto Row Support Structures: A Survey of Automobile-Related Buildings along the Van Ness Avenue Corridor*. Prepared for the San Francisco Planning Department, 2010. Available for review in the Planning Department's Historic Preservation files.

The property at 1433 Bush Street, if unaltered, would represent the automotive support structure building type from the early Auto Row period of development within San Francisco. However, as described in Section 2, alterations have caused the building to lose historic integrity so that it no longer conveys this historical significance.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 is not within the scope of this evaluation.

District or Context;

The building is located at the eastern boundary of the Van Ness Auto Row area. As described above, this area displays considerable harmony among the buildings throughout the area, both in building type and in building style. However, as found in the recent Kostura survey, the area has also undergone significant change since the period of automobile-related development (approximately 1906-1970) and the many buildings in the area have lost historic integrity. Considering these factors, staff finds that the area retains a sufficient number and concentration of buildings related to the Van Ness Auto Row historic context to be potentially listed as a multi-property, non-contiguous historic district on the state Register based on its significance under Criterion 1 (Events) and Criterion 3 (Architecture). Such a district would be comprised of a collection of buildings dating from the early 20th century that represent a significant period of development in San Francisco's history related to automobile uses and the particular architectural styles and building types associated with that period of development. See *Historic District/Neighborhood Context* above and the *Van Ness Auto Row Support Structures* survey for a description of the district.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

As noted above, the building at 1433 Bush Street was extensively altered in 1984, subsequent to the 1976 Architectural and 1982 Heritage surveys and prior to the publishing of the 1986 Van Ness Area Plan. In 1984 the original storefront, bulkheads, pilasters, transoms, and pedestrian and automobile entrances were replaced with an anodized aluminum storefront. The only remaining character-defining features of the primary façade are the sculpted parapet and the building's scale. The building has, however, retained its historic location, setting, and association, which link the building to the potential Auto Row historic district located along Van Ness Avenue between approximately Jackson and Turk Streets.

In sum, due to the extent of alterations to the historic appearance of the building, the building is not eligible for the California Register either as an individual resource or as a contributor to the potential Auto Row historic district. This finding is consistent with the re-evaluation of the building from "contributing" to "noncontributing" that took place between the 1982 and 1986 Van Ness Area assessments noted in the Heritage survey and in the Van Ness Area Plan as noted above. The Planning Department, therefore, concurs with the findings presented in the Historic Resource Evaluation Report prepared by Kelley & VerPlanck and dated June 25, 2007 and in the *Van Ness Auto Row Support Structures* survey that 1433 Bush Street is not a historical resource.

3. Determination: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

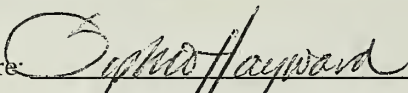
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

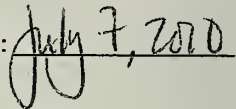
☐ Yes ☒ No ☐ Unable to determine

The proposed project at 1433 Bush Street would not have an adverse impact on any off-site historic resources. In the most recent survey of the area, Kostura found only two historic resources on the subject block - 1441 Bush Street and 1455 Bush Street. 1441 Bush Street is immediately adjacent to the subject property to the west and 1455 Bush Street is located three lots to the west. The project would not cause any direct impacts to the character-defining features of either building. Impacts of the proposed demolition and new construction to the historic integrity of these resources would be limited to the change in setting. This impact would be less than significant as the subject block already displays a wide variety of building types, heights, materials, and styles with which the new building will be compatible. Because of this diversity in the immediate context, the new building

would not dramatically change the character of the block or change the buildings' setting such that their historic significance would no longer be conveyed. Similarly, the project would not cause a significant adverse impact to the potential multi-property, non-contiguous historic district identified by Department staff as the project would not directly affect any of the identified resources within the Van Ness corridor or cause a significant change in the setting of this collection of properties.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2009.1074E_1433 Bush.doc

1433 BUSH



GAGE AUTOMOTIV

CLINTON-AL-CLAR.





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0162E
Project Title: 1945 Hyde Street
Zoning: NC-1 (Neighborhood Commercial Cluster District)
40-X Height and Bulk District
Block/Lot: 0123/002
Lot Size: 6,686 square feet
Project Sponsor: Steven Vettel, Authorized Agent for Owner
John Willis, (415) 954-4902
Staff Contact: Chelsea Fordham – (415) 575-9071
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The 6,686 square-foot project site is located on the west side of Hyde Street on the corner of Hyde and Russell Streets, with Union Street to the north and Green Street to the south, in the Russian Hill neighborhood of San Francisco. The project site currently contains a 19,739-square-foot, two-story over basement, parking garage constructed in 1920, containing 58 off-street parking spaces providing both long-term and short term parking.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO

Environmental Review Officer

January 27, 2011
Date

GOVERNMENT
DOCUMENTS DEPT

FEB - 4 2011

SAN FRANCISCO
PUBLIC LIBRARY

cc: Steve Vettel, Project Sponsor
Rick Crawford, Neighborhood Planning, Northeast Team
Moses Corrette, Preservation Planner
Supervisor David Chiu, District 3

VirnaLiza Byrd, M.D.F
Historic Preservation Distribution List

PROJECT DESCRIPTION (CONTINUED):

The proposed project would convert the building into a three-story over basement, seven-unit residential building, with 14 parking spaces provided by stackers, and one approximately 860 square-foot commercial space along Hyde Street. The existing height of the building is 32 feet and the proposed third floor addition would increase the height to 40 feet. Modification to the building would include enclosure of the front arches for vehicular access into retail entrances and conversion of an arch on Russell Street into the proposed off-street parking garage entrance. Additionally, the proposed project would increase the gross-square-footage of the building from 19,739 to 25,187 square feet. The project site is located in the NC-1 (Neighborhood Commercial Cluster District) zoning district and a 40-X height and bulk district.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

Zoning: The project site is located within the Neighborhood Commercial Cluster District (NC-1) zoning district. The proposed residential and retail uses are principally permitted within the NC-1 zoning district. The proposed third story addition would be 40 feet tall, which is the permitted height for the project site.

Parking: Per section 151 of the Planning Code, the proposed project would be required to provide one off-street parking space for each dwelling unit and no off-street parking spaces for the commercial space because the commercial space will not exceed an occupied floor area of 5,000 square feet. The proposed project includes a total of 14 off-street parking spaces for the residential units.

Open Space: The open space requirement defined in *Planning Code* Section 135 requires 100 square feet of private open space or 133 square feet of common usable open space for each dwelling unit. The proposed project would satisfy this requirement with 671 square feet of common open space in the form of a roof deck for five of the dwelling units, and 1,356 square feet of private open space in the form of terraces for two of the dwelling units.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 6,686-square-foot (approximately 0.15 acre) project site is located within a fully developed area of San Francisco. The surrounding area is densely developed with residential, commercial, and retail uses. The proposed project would involve reuse of an existing building from a parking garage to a mixed-use building with residential and commercial uses; therefore, the proposed project would be properly characterized as in-fill development completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The subject property is a garage building located within a densely developed urban area. The project site does not currently support any vegetation or habitat for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site is located on the west side of Hyde Street, on the block bounded by Russell and Union Streets to the north, Green Street to the south, Larkin Street to the west, and Leavenworth Street to the east. Street parking is available on all adjacent streets, including two-hour, and residential permit parking with weekly parking restrictions for street cleaning.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 199 daily person-trips for the proposed residential and commercial uses.¹ Of these, about 24 daily person-trips would be during the p.m. peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 24 p.m. peak-hour person-trips for the proposed uses, nine would be vehicle trips, seven would be transit trips, six would be walking, and two trips would be through some other mode of transportation such as bicycle. Mode split and vehicle occupancy data for both retail and residential uses were obtained from the 2000 Census "Journey to Work" and Citywide Travel Behavior Survey figures. The incremental increase in traffic would not be considered a substantial increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

The project would also include closing two existing curb cuts along Hyde Street, which is used to access the parking garage, and create a new curb cut along Russell Street to access the residential off-street parking garage. Russell Street is a one-way street that extends from Hyde Street west to a mid-block alley that is accessed from Union and Green Streets. The enclosure of the curb cuts along Hyde Street and creation of a new curb cut could result in the redistribution of vehicle trips from Hyde Street to Russell Street, but not in the larger vicinity, and the relatively low volume along Russell Street would mean that the change in traffic circulation at the site would not be expected to result in any significant conflicts with other vehicles or pedestrians or bicycles, and no significant effects would ensue. Removal of the Hyde Street curb cuts would reduce the potential for vehicle conflicts on Hyde Street, which has constraints resulting from the cable car tracks running along this corridor. Therefore, effect on traffic flow would be considered less-than-significant.

¹ *Transportation Impact Analysis Guidelines, Transportation Calculations.* This document is available for public review as part of Case No. 2010.0162E at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

Transit, Bicycle and Pedestrian Circulation. The project is expected to generate 51 daily transit person-trips, seven of which would occur in the p.m. peak hour. The project site is well served by Muni, and is within one block of the 41-Union and 45-Union/Stockton lines, two blocks of the 19-Polk line, and directly in front of the Powell-Hyde cable car route. The project site is within two blocks of Bicycle Route #25-Polk. Additionally, sidewalks are wide enough to support the anticipated increase in pedestrian use. The proposed project would not result in impacts to the Powell-Hyde cable car route because the project would remove the vehicular entrances along Hyde Street, and place commercial uses along Hyde Street, which would not result in transit or pedestrian conflicts with the cable car. Thus, the project would not substantially affect the neighborhood's existing conditions for transit, bicycle, and pedestrian circulation.

Emergency Access. Existing emergency access to the project site would be provided from both Hyde and Russell Streets. The proposed project would not interfere with existing traffic circulation or cause major traffic hazards, nor have a significant effect on traffic-related hazards or emergency access provisions. The proposed project would be required to meet the standards contained in the Building and Fire Codes, and the San Francisco Building and Fire Departments would review the final building plans to ensure sufficient access and safety. Therefore, the project would not result in impact on emergency access conditions.

Increased Traffic Hazards. The proposed project does not include any design features that would substantially increase traffic hazards (e.g., creating a new sharp curve or dangerous intersections), and would not include any incompatible uses; therefore, there would no impacts associated with traffic hazards for the proposed project. The proposed project would include closing two existing approximately 20-foot curb cuts along Hyde Street to convert the front exterior of the project site to create a commercial space along Hyde Street. Additionally, the proposed project would then create a new approximately 10-foot wide curb cut on an existing enclosed arch along Russell Street. This curb cut would be utilized to access the off-street residential parking for the project. The proposed curb cut and garage entrance along Russell Street could require cars entering the garage to complete a three point turn to enter the residential parking garage; however, due to the low volume of trips on Russell Street associated with the proposed project, this would not be considered a substantial increased hazard. A new curb cut accessing the project's proposed garage would be the project's only transportation-related design feature, and would not be out of character or present a substantial increased hazard.

Parking. The proposed project would change the use of the project site from a parking garage building with a 58 off-street parking spaces for both long-term and short-term to a mixed-use building with 14 off-street parking spaces for the residential use. Therefore, the proposed project would result in the loss of 58 off-street parking spaces for long term and short term parking for retail and residential uses within the vicinity of the project site. The proposed project would generate the demand for 13 parking spaces, and would provide 14 spaces for a surplus of one parking space.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Parking conditions are not static, as parking supply and demand varies from day to day, from

day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Construction Impacts. The proposed project would be constructed over a period anticipated to last approximately 10-14 months. Construction activities would include daily vehicle trips generated by the arrival and departure of construction workers. Approximately 20 workers would commute to the construction site each day for approximately 10-14 months for renovation and construction of the proposed project. Trucks would haul excavated materials away from the site and haul assembly materials to the site. Hyde, Union, and Green Streets would be used to access the site to haul building materials. Construction of the proposed project would not require any lane closures.

Throughout the construction period, there would be a flow of construction-related trucks into and out of the site. The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the Department of Parking and Traffic (DPT), the Fire Department, Muni's Street Operations and Special Events Office, and other City agencies to determine feasible traffic modifications to reduce traffic congestion and other potential traffic disruption and pedestrian circulation effects during construction of the project. The impact of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect

both traffic and transit operations. Construction workers who drive to the site could cause a temporary parking demand, and the project applicant would make accommodations for construction worker parking. Therefore, it is anticipated that construction workers would be accommodated without substantially affecting area wide parking conditions. The impacts of construction on parking and traffic would be limited in scope and temporary in duration, and would not be significant.

Noise: The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA² should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design.

Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects. This state regulation requires meeting an interior standard of 45 dBA in any habitable room. DBI would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

An environmental noise study was prepared for the proposed project to determine whether the project can meet the applicable standards of Title 24 and the *San Francisco General Plan*.³ Additionally, the noise study provides a quantification of the noise environment within the vicinity of the project site. The noise study reported that the dominant noise sources within the vicinity of the project site are vehicular traffic along Hyde Street, noise from the cable car system (i.e. cable whine), and cable car passbys. Three 48-hour noise measurements recorded a day-night noise average of between 65 – 75 dBA (Ldn). This is within the range forecast by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level above 70 dBA (Ldn).

Given the noise environment at the project site, the noise study concluded that it would appear that conventional residential construction, which would include sound-rated windows (which typically offer 25 to 30 dBA noise reduction), and a ventilation system would be necessary to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code.⁴ Therefore, the noise study demonstrates that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required to comply with this requirement.

² The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

³ Charles M. Salter Associates Inc., March 30, 2010. Environmental Noise Study – 1945 Hyde Street, prepared for Luke Ogrydziak, Ogrydziak/Prillinger Architects. This document is on file and is available for review as part of Case File No. 2010.0162E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

⁴ Charles M. Salter Associates Inc., March 30, 2010. Ibid

Noises generated by residential and commercial uses are common and generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

Project construction would temporarily and intermittently increase noise and possibly vibration levels around the project site and may be considered an annoyance by occupants of nearby properties. Noise and vibration levels over the estimated 10-14 month construction period would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Construction noises associated with the proposed project would include excavation, truck traffic, and finishing. Of these, excavation, and site work would likely generate the most construction-related noise.

Throughout the construction period there would be truck traffic to and from the site, hauling away excavated materials and debris, or delivering building materials. It is anticipated that the construction hours would be working hours from 7AM to 5PM during the week, with possible limited work during weekends.

The San Francisco Noise Ordinance (Article 29 of the Police Code) regulates construction-related noise. Although not listed as a mitigation measure, it is required by law and would serve to mitigate significant negative impacts of the proposed project on sensitive receptors. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA⁵ at a distance of 100 feet from the source. Impact tools, such as jackhammers, must have both the intake and exhaust muffled to the satisfaction of the Director of the Department of Public Works or the Director of Building Inspection. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance.

Sensitive receptors are people requiring quiet, for sleep or concentration, such as residences, schools, or hospitals, and people themselves who may be relatively more susceptible to adverse health impacts from their environment, such as immune-compromised individuals, populations with elevated levels of chronic illness, children, and the aged. The nearest sensitive receptors to the project site would be nearby residents, including residents of the buildings immediately west of the project site along Russell Street, and north and south along Hyde Street. Construction activities other than pile driving typically generate noise levels no greater than 90 dBA (for instance, for excavation) at 50 feet from the activity, while other activities, such as concrete work, are much less noisy. Closed windows typically can reduce daytime interior noise levels to an acceptable level. Therefore, for nearby sensitive receptors, although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly

⁵ dBA is the symbol for decibels using the A-weighted scale. A decibel is a unit of measurement for sound loudness (amplitude). The A-weighted scale is a logarithmic scale that approximates the sensitivity of the human ear.

experienced in an urban environment, and would not be considered significant. The proposed building would not use pile driving. The proposed project would not create unusual levels of ground borne vibration that would disturb nearby residents or businesses, and vibration impacts would be less than significant. Given the above-mentioned City noise regulations and the temporary nature of construction work, construction noise would have a less-than-significant effect on the environment.

Air Quality: The California Air Resources Board (ARB) established its statewide comprehensive air toxics program in the early 1980s. The ARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. The ARB identifies 244 substances as toxic air contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, The ARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day."⁶ However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.⁷ Consistent with ARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthy levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average).⁸ If this standard is exceeded, the project sponsor must

6 California Air Resources Board, *2005 Air Quality and Land Use Handbook: A Community Health Perspective*, <http://www.arb.ca.gov/ch/landuse.htm>, accessed September 8, 2008.

7 San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AOLU_Conflicts.pdf, accessed September 8, 2009.

8 According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM_{2.5} concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM_{2.5}. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based

install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site, at 1945 Hyde Street is not located within the Potential Roadway Exposure Zone, as mapped by DPH. Thus, the proposed project is not expected to result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

Air Quality Impacts Related to Construction Dust. The San Francisco Building and Health Codes contain measures that reduce the quantity of dust generated during site preparation, demolition, and construction work to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These measures, generally referred to as the Construction Dust Control Ordinance, require that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The proposed project would primarily occur on top of the existing pavement, except for the proposed car-stackers which would require limited excavation, and thus would be unlikely to result in dust-related air quality impacts.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building located at 1945 Hyde Street is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation Response (HRER) memorandum dated July 8, 2010, 1945 Hyde Street appears to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 3 (Architecture) and as a contributor to potential historic district.⁹

on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

⁹Memorandum from Moses Corrette, Preservation Technical Specialist, to Chelsea Fordham, Environmental Planner, Major Environmental Analysis, July 8, 2010. This document is on file and is available for review as part of Case File No. 2010.0162E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

The building at 1945 Hyde Street is a 19,739 square-foot, two-story over basement parking garage containing 58 off-street parking spaces, which was constructed in 1920. The primary character defining features of the building at 1945 Hyde Street include its visible massing from Hyde Street, parapets, decorative brick detailing, and arched openings, large industrial sash windows, and overall spatial relationship to adjacent buildings and the surrounding neighborhood.

The building at 1945 Hyde Street embodies the distinctive characteristics of a type, a 1920 ramped parking garage with an architecturally embellished exterior. It was designed in the Mission Revival and Secessionist styles. Although not a classical design like the surrounding Classical Revival apartment buildings, the building still exhibits an order and symmetry intended to blend well with the existing buildings. After the 1920s, parking garage design moved away from the visually contextual design influence to a more functional and practical design that did not necessarily blend with its surroundings. Because it embodies the distinctive characteristics of its type, the building is eligible for listing in the California Register under Criterion 3 (Architecture). Additionally, the subject building retains a high degree of integrity with respect to location, association, design, workmanship, setting, materials, and feeling.¹⁰ Therefore, the subject property is considered a historic resource under CEQA. Additionally, the building at 1945 Hyde Street may also contribute to a potential historic district of neighborhood-serving automobile parking garages built from the first half of the 20th century, if such a district was proposed. The garages would store private automobiles, and provide basic maintenance services. In the case of 1945 Hyde Street, the surrounding blocks of Russian Hill were served.

The building at 1945 Hyde Street also has an indirect association with Carolyn and Neal Cassady, their home across Russell Street, at number 29 is also associated with the Beat poet Jack Kerouac who lived with the couple in 1952. The project site at 1945 Hyde Street provided the backdrop of a well known photograph of the two men c. 1952 depicting the pair against the concrete wall, with the steel window in the basement as the sole identifying element of the building in the photo, which was later used as the cover photo for the book *On the Road* by Jack Kerouac. However, this indirect association does not qualify 1945 Hyde Street for listing on the California Register per Criterion 2 (Persons).

The Planning Department preservation staff assessed whether the proposed project, which would include conversion of the property from a parking garage to a mixed-use residential and commercial building with a third story addition, would result in a substantial adverse change to the historical resource. The proposed project at 1945 was assessed for its consistency with the Secretary of the Interior Standards for Rehabilitation (Standards) analysis.¹¹ Based upon this analysis, Planning Department staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired for the following reasons.

- The proposed project would retain the physical structure, but not use, of the historic automobile garage at the site (*Secretary Standards 2, 5*).

¹⁰ Memorandum from Moses Corrette, July 8, 2010, Ibid.

¹¹ Kelley & VerPlanck Historic Resources Consulting, Historical Resource Evaluation 1945 Hyde Street San Francisco California, February 2010, p18

- The new use will require minimal changes to the building's distinctive materials, features, spaces, and spatial relationships. (*Secretary Standard 1*).
- The proposed new penthouse would be designed in a contemporary style that uses a simple vocabulary in order to create compatible design that is distinguishable as a new feature within the site. The penthouse would rise approximately seven feet above the parapet height on the Russell Street elevation; a roof terrace with 42" clear glass railing would be set back approximately 15 feet from the building wall, which would not be visible from Russell Street. (*Secretary Standards 3, 9*)
- The new floor could be removed entirely in the future without harming the historic integrity of the building. (*Secretary Standard 10*).
- The steel window at the basement level of the Russell Street elevation which can be seen in the c. 1952 photograph of Jack Kerouac and Neal Cassady will be retained and rehabilitated. (*Standards 4, 5, 6*)
- The remaining existing steel sash industrial windows will be replaced due to extensive deterioration and distortion of the steel sash. A condition survey of all existing windows has been conducted. It reveals overall heavy corrosion, deterioration, and distortion, as well as separation of the frames from the concrete openings. The project proposes to replace them with new windows that replicate the existing sash profile and glazing pattern. (*Secretary Standard 6*).

Therefore, based upon the project's consistency with the Secretary of the Interior Standards, and the fact that the project would not result in a substantial adverse change to the historical resource, the impact was determined to be less-than-significant.

The proposed project would also not result in an impact to off-site historic resources. Russell Street to the south and west of the subject property is a potential historic district of small scale residential buildings built between 1906 and 1908, with two buildings from the 1910s that together could be eligible for listing on the California Register. Several buildings are listed on the 1976 Architectural Survey, and the Here Today survey, and are presumed to be historic resources. The proposed project is adjacent to the potential district within a building that is of a vastly different type, period, and method of construction, and could not be part of that architectural context. The building is of a larger scale than the adjacent Russell Street buildings, however, 1945 Hyde has been part of the fabric of the neighborhood for 90 years, as it has served as a community parking garage for several decades. The proposed alterations to the building would be minimally visible and, while an incremental change to the setting of Russell Street, the conversion and addition would not have a significant adverse effect on the integrity of the adjacent resources.

Hazards and Hazardous Materials

The City has adopted an ordinance (Ordinance 253-86, signed by the Mayor on June 27, 1986), which requires analyzing soil for hazardous wastes within specified areas, known as the Maher area, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public

Works.¹² The project site falls outside the boundary of the Maher Ordinance and, therefore, would not be subject to this ordinance.

A Phase I Environmental Site Assessment (ESA) and soil sampling and analysis were prepared for the project site.^{13; 14} The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The Phase 1 identified one recognized environmental conditions associated with the project site. Review of fire department records indicate a permit was issued on May 7, 1941 for the installation of one 550-gallon underground storage tank (UST) which was reportedly installed to replace one of two 285 -gallon UST's. A Notice of Application for a permit dated November 11, 1963 indicated that two UST's were to be removed from the subject property and replaced with two, 2,000 gallon gasoline UST's. Review of permits from the Department of Public Health (DPH) indicates that the two, 2,000-gallon gasoline UST's were removed from the project site on January 26, 1996. These previously removed UST's represent a historical recognized environmental condition. Therefore, soil sampling and analysis was conducted to determine if the UST's resulted in contamination of the soils on the project site. Analytical results of the sampling and analysis program indicate the soil to be excavated did not contain any petroleum hydrocarbon constituents at or above the method reporting limits and the metal concentrations were within background levels. Based on the analytical results of the soil samples analyzed, the soil is an unrestrictive waste and no special soil handling will be needed.¹⁵

The results of the soil sampling and analysis determined that that no further action is required for the site and any potential impacts associated with hazardous materials from the previous UST's would be less-than-significant.¹⁶

Building Asbestos. Due to the age of the existing structures, asbestos-containing materials may be found within the existing on-site structure proposed to be altered. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both

¹² The Maher Ordinance applies to that portion of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed.

¹³ Property Solutions Inc. Phase I Environmental Site Assessment for Parking Garage 1945 Hyde Street and 22 Russell Street, San Francisco, California, March 5, 2009.

¹⁴ Treadwell & Rollo, Soil Sampling and Analysis, 1945 Hyde Street, San Francisco, California, November 4, 2010.

¹⁵ Treadwell & Rollo, November 4, 2010, Ibid

¹⁶ City and County of San Francisco Department of Public Health, Division of Occupational and Environmental Health, letter to John Parker Willis, Green Garage LLC, November 12, 2010. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of the project file 2010.0162E.

inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/alterd including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building it may contain lead-based interior or exterior paint. Demolition or alterations must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square feet or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

Aesthetics and Community Character

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. Under CEQA, a proposed project would be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project's specific building design and aesthetic would be considered during the City's Planning approval and design review process.

The proposed project would convert an existing parking garage into a mixed-use building with seven residential units and a ground-floor commercial space. Additionally, the project would construct a third floor addition that would increase the height from 32 to 40 feet; however, this increase in height and change of use would not substantially alter the existing character of the surrounding neighborhood, which is primarily two-to three-story multi-family residential buildings and mixed-use buildings with small-scale ground-floor commercial uses and residential above. While intensifying the use on the project site, the proposed project would not add a new or visually inconsistent presence to the area. The proposed building envelope meets planning code requirements for NC-1 zoning and 40-X height-bulk district.

The proposed project would be visible from within the neighborhood of the project site vicinity, particularly from the adjoining properties to the project site. The change in views would not exceed that commonly expected in an urban setting and would not be considered an environmental impact of the proposed project.

Additionally, the project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass at the pedestrian level. Mirrored glass would not be used in the building. The project's lighting is consistent with exterior lighting typical of other buildings in the project vicinity. For these reasons, the proposed project would not generate obtrusive light or glare that would substantially impact other properties. Light and glare would not be considered a significant impact of the project. For these reasons, the project would not have a significant impact on visual quality under CEQA.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 14, 2010 to owners and occupants of properties within 300 feet of the project site. The Department received several phone calls, emails, and letters in response to this notice. Respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Concerns regarding the proposed project included: (1) the loss of short-term and long-term parking for residents and businesses within the vicinity of the project site; (2) hazardous materials impacts; (3) impacts to historic resources, including the project site and adjacent historic districts; (4) noise and air quality impacts from the loss of parking and increased cars circling and looking for parking; (5) noise impacts from construction; (6) compatibility with applicable plans and zoning; (7) land use impact; (8) aesthetics impacts; and (9) pedestrian impacts. These issues were addressed in the discussion presented above.

There were numerous non-CEQA related comments, some of which are addressed in other stages of project review such as consideration of project approvals or building permit review. They include the following: economic issues, such as the loss of affordable housing from the loss of a neighborhood parking facility, impacts to the economy from the loss of parking for surrounding commercial uses, and community controversy and opposition.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects and therefore, is appropriately exempt under Class 32 of the *CEQA Guidelines*.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0721E
Project Title: 1021 Sanchez Street
Zoning: RH-3 (Residential, House, Three-Family) District
40-X Height and Bulk District
Block/Lot: 3652/033
Lot Size: 7,638 square feet
Project Sponsor: Sean Martino -- (415) 391.1339
Staff Contact: Michael Smith -- (415) 558.6322
michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the enlargement of the existing church and rearrangement of the interior spaces for a new congregation. At the building's primary façade, new windows would be installed into the arched openings that are boarded up, windows above the entry would be slightly altered, and a first floor window would be relocated. The grade would be raised four-feet and new doors would be installed at the building's south elevation. The addition at the rear of the building (east elevation) would be removed and a large projecting wall dormer would be constructed at this location resulting in the replacement of several window openings. A second floor addition would be constructed at the north elevation resulting in removal of the exterior stairs at this location. The interior floor ground plan would be considerably altered by the installation of an elevator and the removal and construction of walls to create and relocate rooms. The project would add 667 square-feet to the existing 8,553 square-foot building.

(Continued on following page.)

EXEMPT STATUS:

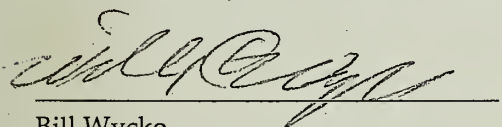
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

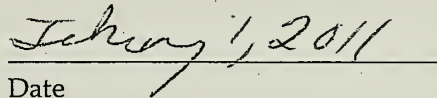
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Sean Martino, Project Sponsor
Virna Byrd, M.D.F.
Thomas Wang, Neighborhood Planning Division

Supervisor Wiener
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The project site is located on the east side of Sanchez Street in the block bounded by 23rd Street to the north, 24th Street to the south, Vicksburg Street to the east, and Sanchez Street to the west, in the Noe Valley neighborhood. The 7,638 square foot (sf) property is occupied by a two-story church commonly known as the Noe Valley Ministry that was constructed in 1888.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, individually eligible for listing on the California Register at the local level under Criterion 3 (Architecture/Design) with a period of significance from 1888 to 1891.¹ The existing building on the project site was constructed in 1888 and is included on the Department's 1976 Architectural Survey and rated 4 out of 5, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HREER) Memorandum (attached), the subject building is eligible for listing in the California Register under Criterion C (Architecture) as a rare example of a church designed in the Carpenter Gothic style with Queen Anne design influences and for its association with master architects, Charles Geddes and William Curlett.²

The existing structure at 1021 Sanchez Street is a two-story church designed in the Carpenter Gothic style with Queen Anne design influences. The building was constructed in 1888 and designed by architect, Charles Geddes. In 1891 the building was raised and a new ground floor addition, designed by architect William Curlett, was constructed. Both Geddes and Curlett are locally recognized as masters in the field of architecture. The subject building is clad in wood siding and features a gabled roof, a three-story tower at the northwest corner, double-hung wood windows with wood molding surrounds and triangular arches at the upper sash, and Queen Anne ornamentation that includes fish scale shingles beneath the front gable and a Queen Anne window with triangle arch at the front. The building has good historic integrity and is a rare example of a church designed in the Carpenter Gothic style with Queen Anne design influences; as such the building has high artistic value.³

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would cause a substantial adverse change in the significance of the historical resource. It was determined that the proposed project would be consistent with the Secretary's Standards

¹ Historic Resource Evaluation Response Memorandum for 1021 Sanchez Street from Michael Smith, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, November 15, 2010. A copy of this memorandum is attached.

²Ibid

³Ibid

for the following reasons described here. The property would continue to be used as a community facility and for religious purposes. The historic character of the building as a late-nineteenth century Carpenter Gothic church would be preserved. The project would not add conjectural features or architectural elements to the building. The 1891 changes to the property that were designed by William Curlett that have gained significance in their own right would be retained. The proposed additions at the north and east sides of the building would take their design cues from the historic building but employ simpler detailing to differentiate them from the historic materials. Furthermore, the proposed additions would be designed in a manner that if removed, the essential form and integrity of the historic building could be restored. Therefore, there would not be a substantial adverse change in the significance of the historical resource.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would meet these criteria by adding approximately 667 square-feet to an existing 8,553 square-foot building.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, but the project would not adversely impact it or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1021 Sanchez Street
Block/Lot: 3652/033
Case No.: 2010.0721E
Date of Review: November 15, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

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San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to enlarge the church and rearrange the interior spaces for a new congregation. At the building's primary façade, new windows will be installed into the arched openings that are boarded up, windows above the entry will be slightly altered, and a first floor window will be relocated. The grade will be raised four-feet and new doors will be installed at the building's south elevation. The addition at the rear of the building (east elevation) will be removed and a large projecting wall dormer will be constructed at this location resulting in the replacement of several window openings. A second floor addition will be constructed at the north elevation resulting in removal of the exterior stairs at this location. The interior floor ground plan will be considerably altered by the installation of an elevator and the removal and construction of walls to create and relocate rooms.

PRE-EXISTING HISTORIC RATING / SURVEY

The church is commonly known as the Noe Valley Ministry and was constructed in 1888. The property is included on the Department's 1976 Architectural Survey and rated 4 out of 5. The property is not listed on the California or National Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age and is included in the Department's 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1021 Sanchez Street is located on a lot that measures 65 feet in width and 117.5 feet in depth. The property is located on the east side of Sanchez Street between 23rd and Elizabeth Streets in the Noe Valley neighborhood. The property is located within RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The property is not located within the boundaries of a recognized national, state, or local historic district. The neighborhood immediately surrounding the subject property is primarily residential defined by small-scale, multi-story residential buildings that are a mixture of single-family and multi-family dwellings from the late nineteenth and early twentieth century with some more recent infill construction that interrupts the character. Some of the buildings have been modified but they generally retain an early historic character.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the below named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 1021 Sanchez Street is occupied by a two-story church commonly known as the Noe Valley Ministry. The building was designed by Charles Geddes in the Carpenter Gothic style with Queen Anne details. Three years after its construction, the building was raised to create a full ground floor that was designed by William Curlett. Based on the analysis within the report dated February 22, 2010, prepared by Page & Turnbull, the property appears individually eligible for listing on the California Register at the local level under Criterion 3 (Architecture/Design) with a period of significance from 1888 to 1891. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Page & Turnbull report. Staff concurs fully with the findings of the Page & Turnbull report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property, built in 1888, represents the earliest development of the Noe Valley neighborhood but it is not individually significant in this context. There are no events that differentiate the subject church from other churches in San Francisco, therefore, it cannot be demonstrated that the property has a specific association with an event that is important in our local, regional or national past that would qualify it for listing on the California Register under Criterion 1.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research has failed to show that the subject property is associated with persons important in our local, regional or national past. Therefore, the property is not eligible for listing on the California Register under Criterion 2.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

1021 Sanchez Street is a church designed in the Carpenter Gothic style with Queen Anne design influences. The building was constructed in 1888 and designed by Charles Geddes, a locally significant architect. The building is believed to be the last remaining church designed by him in San Francisco. Geddes designed many churches in California including the Yosemite Valley Chapel, the

oldest building in existence in Yosemite Valley and also the Park's first building to be listed in the National Register. Locally, Geddes also designed the Spreckels mansion that once stood at 2504 Howard Street at 21st Street. San Francisco Architectural Heritage recorded 33 buildings in San Francisco that were designed by Geddes, of these only 15 remain.

1021 Sanchez Street was raised in 1891 and a new ground floor that was designed by William Curlett was constructed. Curlett is also recognized as a locally significant architect. He is more commonly known for his downtown commissions including the Phelan Building, Shreve Building, Mutual Saving Bank, and San Francisco Union. His addition to 1021 Sanchez is significant for its successful integration with the existing building.

1021 Sanchez Street is significant under Criterion 3 for its association with Geddes and Curlett both of whom are locally recognized as masters in the field of architecture. The property is also significant under Criterion 3 because of its highly artistic craftsmanship and rare design.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity: To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Since its construction in 1888, 1021 Sanchez Street has undergone several alterations, the most notable of which was its raising and ground floor addition in 1891. However, this alteration falls within the property's period of significance. Alterations outside the period of significance include but are not limited to a one-story addition at the north side, interior remodeling including removal of the original pews, replacement of the entry doors, and replacement of windows. The building has not been moved and the buildings within the immediate neighborhood are relatively unchanged and retain their historic character. Overall the property has good historic integrity.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (Go to 6 below.)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will continue to be used as a community facility and for religious purposes.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the building as a late-nineteenth century Carpenter Gothic church will be preserved.

New openings will be inserted along the north and south facades and new additions will be constructed at the north façade and east (rear) façade. The alterations comply with the Standards because they will not remove character defining features from the building. The character defining second floor windows at the north façade will be retained and become interior windows. The west façade is the building's primary façade and few changes are proposed at this location. Entry stairs that access a new entry will be added to the front of the building. The new front entry will be placed within an existing opening. Likewise, the proposed interior alterations will not result in the removal of character defining features. The sanctuary contains the building's most significant interior space. Four of the five decorative wood trusses will be retained and the triple arch rood screen at the eastern end of the sanctuary will also be retained with minimal alteration.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The project will not add conjectural features or architectural elements to the building. The addition at the rear of the building will be designed and finished in a manner that is similar to the historic building but it will employ windows with a simpler muntin pattern. Similarly, the addition at the north façade will have similar windows that have a simpler muntin pattern. Thus, the alterations take their cue from the historic building but have a simpler design.

4. Changes to a property that have acquired significance in their own right will be retained and preserved.

The 1891 changes to the property that were designed by William Curlett have gained significance in their own right and will be retained. The extent of the interior changes associated with the 1891 alterations is unclear. However, those interior elements that were deemed character defining were identified as being 80 years old or older and will be preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The addition will not result in the removal of the building's character defining features (see Standards 2 and 4 above).

-
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project includes the repair of deteriorated features such as window weights and surrounds.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments will be undertaken as part of the project.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Significant archeological resources are not anticipated because the project does not include any major excavation of the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed additions at the north and east sides of the building take their design cues from the historic building. They employ simpler detailing to differentiate them from historic materials.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions at the north and east facades are designed in a manner that if removed, the essential form and integrity of the historic building could be restored. The addition would result in the loss of some historic material on the interior and exterior that is not character defining. Furthermore, the additions are proposed in locations that have already been altered.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

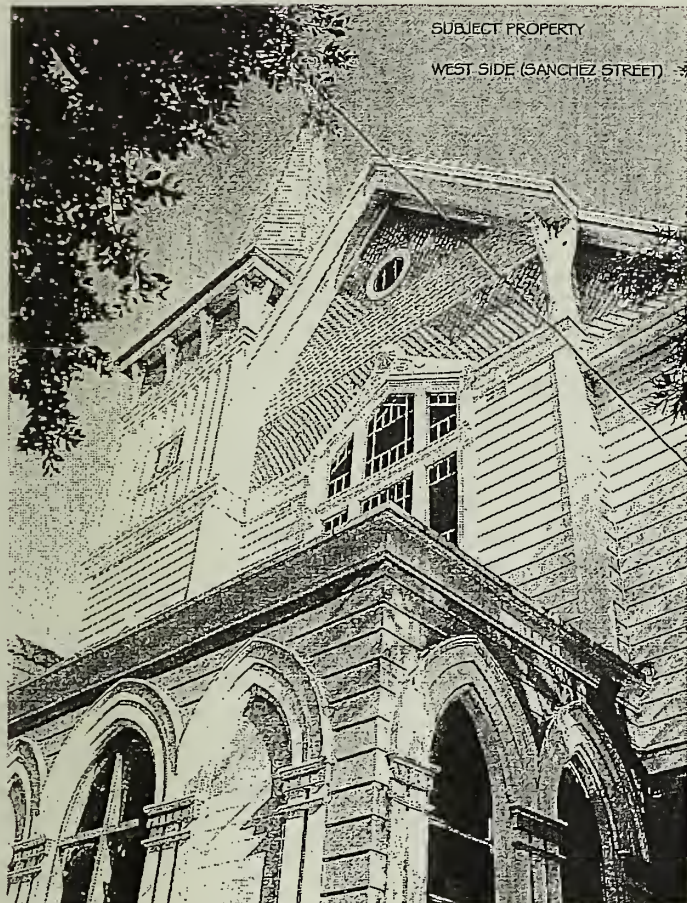
SENIOR PRESERVATION COORDINATOR

Signature: *Tina Tam*
Tina Tam, Senior Preservation Coordinator

Date: 11-15-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Viraliza Byrd / Historic Resource Impact Review File

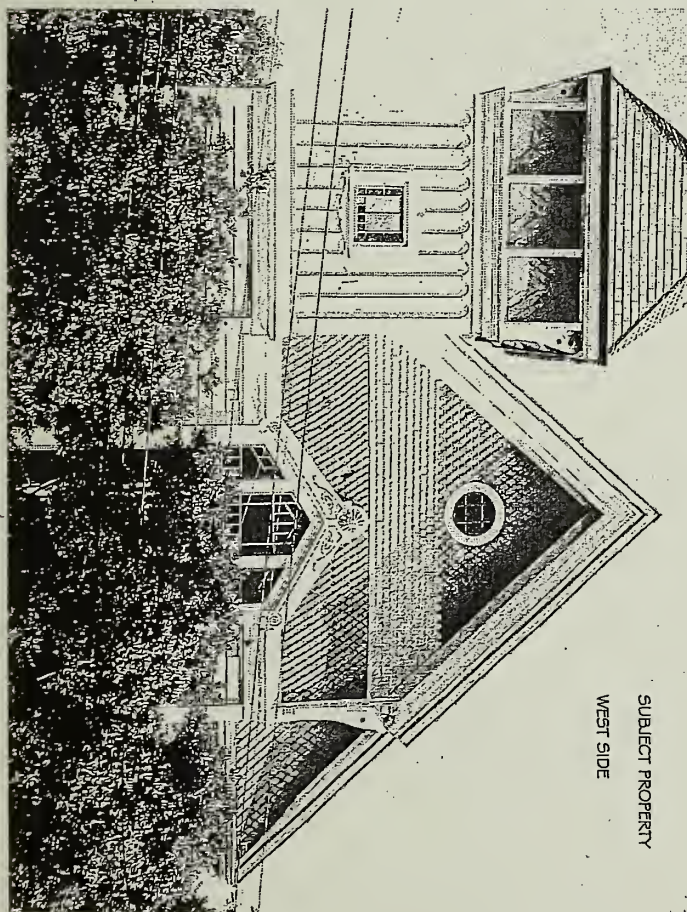
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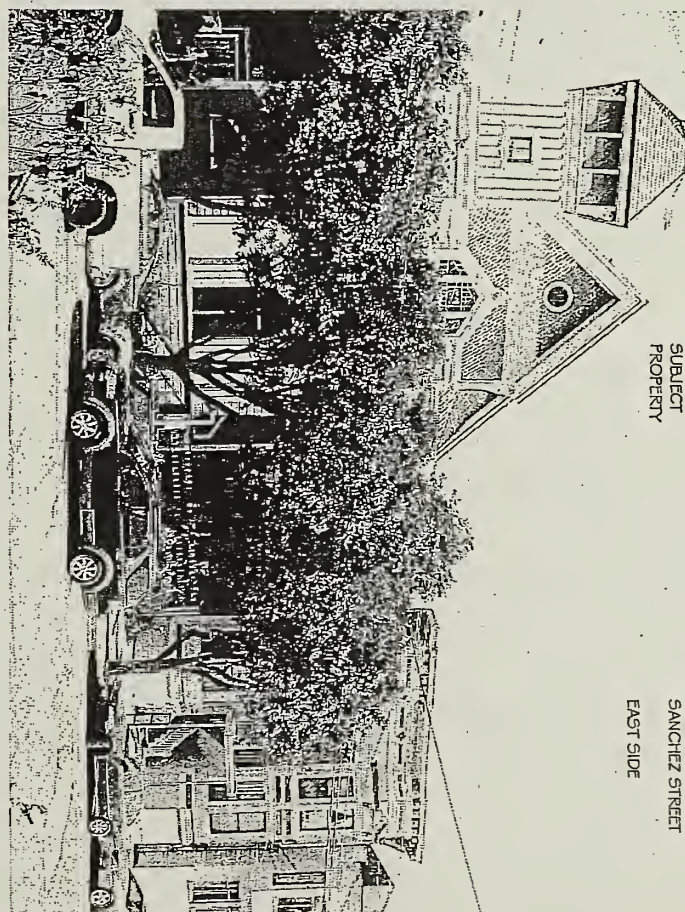
SUBJECT PROPERTY
WEST SIDE (SANCHEZ STREET)



SUBJECT PROPERTY
SANCHEZ STREET



SUBJECT PROPERTY
WEST SIDE



SUBJECT PROPERTY
SANCHEZ STREET
EAST SIDE



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0094E
Project Title: 720 & 740 Illinois Street and 2121 Third Street
Zoning: Urban Mixed Use (UMU) District
68-X Height and Bulk District
Block/Lot: 4045/006 & 021
Lot Size: 22,241 square feet
Plan Area: Potrero Hill/Showplace Square Eastern Neighborhoods Subarea
Project Sponsor: David Sternberg, Sternberg Benjamin Architects, (415) 882-9783
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is a through lot located on a block bounded by Third, Illinois, 18th, and 19th Streets in the Potrero Hill neighborhood. The proposed project would include demolition of an existing commercial fueling facility; merging two lots (006 & 021) into a single lot; and, construction of an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces.

The following Certificate of Determination for the 720 & 740 Illinois Street and 2121 Third Street project supersedes the previous determination issued on November 9, 2010 for a project that proposed to construct 62,516 square feet of residential uses that would include 70 residential units and 52 parking spaces on the lot facing Illinois Street and the remaining new lot facing Third Street was proposed to be dedicated to the City to comply with affordable housing requirements under *Planning Code Section 419.5 Alternatives to the Inclusionary Housing Component*.

EXEMPT STATUS:

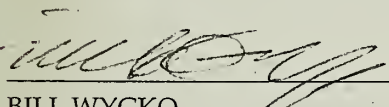
Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(See next page.)

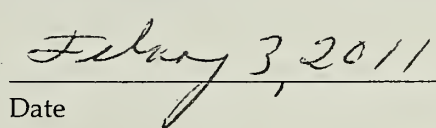
DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer

cc: David Sternberg, Project Contact
Ben Fu, Neighborhood Planning Division
Virna Byrd, M.D.F.


Date

Supervisor Sophie Maxwell, District 10
Exemption/Exclusion File

GOVERNMENT
DOCUMENTS DEPT

FEB 09 2011

SAN FRANCISCO
PLANNING DEPT

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 720 & 740 Illinois St. and 2121 Third St. project described above, and incorporates by reference information contained within the Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods EIR) (Case No. 2004.0160E; State Clearinghouse No. 2005032048). Project-specific studies summarized in this determination were prepared for the proposed project at 720 & 740 Illinois St. and 2121 Third St to determine if there would be significant impacts attributable to the proposed project. These studies examined that project's potential environmental effects on shadow and noise.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods EIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods. This determination also identifies mitigation measures contained in the Eastern Neighborhoods that would be applicable to the proposed project at 720 & 740 Illinois St. and 2121 Third St.. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods Plan was adopted in December 2008. The Eastern Neighborhoods was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods also included changes to existing height and bulk districts in some areas, including the project site at 720 & 740 Illinois St. and 2121 Third St..

During the Eastern Neighborhoods Plan adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map.

amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods EIR by Motion 17659¹ and adopted the Preferred Project for final recommendation to the Board of Supervisors.²

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods Final EIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the Final EIR.

A major issue in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods EIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods, the project site has been rezoned to Urban Mixed Use (UMU). The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further on page 4, Land Use. The 720 & 740 Illinois St. and 2121 Third St. project site, which is located in the Potrero Hill Area of the Eastern Neighborhoods, was designated and envisioned as a site with a building up to 68 feet in height and containing a mix of uses.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans would undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed residential project at 720 & 740 Illinois St. and 2121 Third St. is consistent with and was encompassed within the analysis in the Eastern Neighborhoods Final EIR. Further, this determination finds that the Eastern Neighborhoods Final EIR adequately anticipated and described the impacts of the proposed 720 & 740 Illinois St. and 2121 Third St., and identified the mitigation measures applicable to the proposed project. The proposed project is also consistent with the zoning controls for the project site.

1 Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, Planning Department Case No. 2004.0160E, certified August 7, 2008. The FEIR is on file for public review at the Planning Department, 1650 Mission Street Suite 400 as part of Case No. 2004.0160E, or at: http://www.sfgov.org/site/planning_index.asp?id=67762.

2 San Francisco Planning Commission Motion 17659, August 7, 2008.
http://www.sfgov.org/site/uploadedfiles/planning/Citywide/Eastern_Neighborhoods/Draft_Resolution_Public%20Parcels_FINAL.pdf

Therefore, no further CEQA evaluation for the 720 & 740 Illinois St. and 2121 Third St. project is necessary.

Potential Environmental Effects

The Eastern Neighborhoods Final EIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed 720 & 740 Illinois St. and 2121 Third St. project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the project analyzed in the Eastern Neighborhoods EIR considered the incremental impacts of the proposed 720 & 740 Illinois St. and 2121 Third St. project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods EIR. The following discussion demonstrates that the 720 & 740 Illinois St. and 2121 Third St. project would not result in significant impacts beyond those analyzed and disclosed in the Eastern Neighborhoods, including project-specific impacts related to land use, aesthetics, air quality, archeological resources, historic architectural resources, shadow, transportation, and noise.

Land Use

The Eastern Neighborhoods Rezoning and Area Plans re-zoned much of the city's industrially-zoned land in the Mission, Central Waterfront, East South of Market and Showplace Square/Potrero Hill neighborhoods. The four main goals that guided the Eastern Neighborhood planning process were to reflect local values, increase housing, maintain some industrial land supply, and to improve the quality of all existing areas with future development. The re-zoning applied new residential and mixed-used zoning districts to parts of the Eastern Neighborhoods currently zoned for industrial, warehousing, and commercial service use.

The proposed project would intensify uses in the project vicinity by constructing a new residential building, which would consist of an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces. However, the new land use would not have an effect on the character of the vicinity beyond what was identified in the Eastern Neighborhoods Final EIR. The proposed building is consistent with the height and bulk controls and the proposed uses are permitted within the Urban Mixed Use (UMU) District zoning controls. Further, the project is proposed on an in-fill site, and would not substantially impact upon the existing character of the vicinity and would not physically divide an established community.

The Eastern Neighborhoods identified an unavoidable significant land use impact due to the cumulative loss of PDR under Option C. Option C, which would result in less PDR-only land than Options A or B and would rezone more existing PDR land and displace more existing PDR uses than the other two options, would result in a clear mismatch between the supply of and demand for PDR land and building space, with neither adequate land nor adequate building space available with substantial changes in land use controls on Port land. The analysis also determined that a No-Project scenario would result in an unavoidable significant impact on the cumulative supply of land for PDR uses. As identified in

Appendix D to Planning Commission Resolution 16727,³ a commercial fueling facility is not considered a PDR use. Since there is no PDR at the project site, the proposed project would not contribute to this impact because there would be no loss of PDR. However, because the UMU zoning designation for the project site allows certain PDR uses, the proposed construction of residential uses on the project site would preclude any future PDR uses.

In addition, Citywide Planning and Neighborhood Planning have determined that the proposed project is consistent with the Eastern Neighborhoods Final EIR and satisfies the requirements of the General Plan and the Planning Code. Therefore, the project is eligible for a Community Plan exemption.^{4,5}

Cultural Resources

Archeological Resources

Potential archeological impacts were identified in the Eastern Neighborhoods Rezoning and Area Plans Final EIR. *Mitigation Measure J-2: Properties with No Previous Studies* applies to properties within the project area for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. The project site is located within the *Properties with No Previous Studies* mitigation zone and would require a Preliminary Archeological Sensitivity Study to be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology.

The Planning Department conducted an archeological assessment review⁶ of the project site and found that there is a possibility that archeological features associated with ship building/repair operations (1870s-1900) could be present within the project site fill matrix. If features and/or deposits associated with the 19th Century ship building facilities have research integrity and would be adversely affected by project activities, the project may have a potential adverse effect to an historical resource under CEQA. Therefore, implementation of *Mitigation Measure 1 Archeological Resources - Accidental Discovery* would reduce potential effects of the proposed project to archeological resources to a less-than-significant level.

Historic Architectural Resources

The subject property was surveyed in 2001 by the City of San Francisco as part of the Central Waterfront Cultural Resources Survey and assigned a National Register Status Code of "4D2," or "may become eligible for the National Register as a contributor to a district." The findings of the survey were endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. In 2007, the subject property was reevaluated to comply with revision to the status codes made by the California Office of Historic

3 Appendix D to Resolution 16727, Establishing Policies and Procedures for Development Proposals in Sections of the SoMa, Mission, and Showplace Square; February 12, 2004. Available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2010.0094E.

4 David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2121 3rd St/740 Illinois St. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

5 Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 2121 3rd St/740 Illinois St. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

6 Randall Dean, Major Environmental Analysis (MEA) San Francisco Planning Department, 2121 Third Street/740 Illinois Street Archeological Assessment, May 30, 2008. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

Preservation. In the reevaluation, the subject property was assigned a new California Historical Resource Status Code of "5D2," or "contributor to a district that is eligible for local listing." Although the subject property is not included on the National or the California Registers, the previous survey findings for the property make it a "Category A" building (known historic resource) for the purposes of CEQA review by the Planning Department.⁷

Based on previous survey findings, Planning Department staff believes that the subject building would qualify as a contributor to a potential historic district (Central Waterfront Historic District). The subject property was identified as having contextual significance as a small oil plant in the Central Waterfront Survey. Since the completion of the Central Waterfront Survey, the area surrounding the subject property has undergone some redevelopment, however, the site and the identified potential historic district still convey their contextual significance.

As discussed in the Eastern Neighborhoods Area Plans EIR, "[Central Waterfront] rezoning proposals expand residential-permitting zoning along Minnesota, Tennessee, Third and Illinois streets between Mariposa and 25th streets, as well as along 280 between Mariposa and 20th. The vast majority of this land is currently zoned Heavy Industrial (M-2). The rezoning proposals would expand residential-permitting zoning to 43 parcels containing known or potential historical resources, including 34 structures that are known historical resources." Adoption of the Eastern Neighborhoods rezoning proposals resulted in the zoning reclassification of the subject property from M-2 to UMU. The project site was identified in the Eastern Neighborhoods EIR as a potential historical resource in the Central Waterfront Historic District. The Eastern neighborhoods Rezoning Plan height limit increases for the Central Waterfront area were proposed along Third and Illinois streets, and in the southern portion of the plan area, between 22nd and 25th streets. The rezoning increased the height limits 15 feet or more for 53 known or potential historical resources in the Central Waterfront, which includes the 720 & 740 Illinois St. and 2121 Third St. project site.

An analysis of the potential for the Eastern Neighborhoods rezoning to result in potential adverse environmental effects on known and potential resources, indicated height changes would affect properties generally along Third Street as well as the blocks east of Iowa Street south of 23rd Street. Other areas indicated that could be affected by rezoning due to changes in permitted land uses or intensification of use are generally in the area between Mariposa, Indiana, Illinois and 22nd Streets as well as on Pier 70. Figure 36 on page 472 and Table 59 on page 474 of the Eastern Neighborhoods EIR, identifies the 720 & 740 Illinois St. and 2121 Third St. project site, along with surrounding known and potential historic resources, as having the potential to be impacted as a result of the rezoning.

As the demolition of a historical resource generally cannot be fully mitigated to a less-than-significant level, the impact of demolition of buildings that are identified as historical resources would be considered a significant and unavoidable impact of the proposed Eastern Neighborhoods Rezoning Plans project, because such demolition could be anticipated to occur as a result of development secondary to project implementation. Mitigation identified in Chapter V, Mitigation Measures, of the Eastern Neighborhoods EIR could in some cases reduce the nature of the impact, but it is assumed that demolition of historical resources could not be mitigated to a less-than-significant level.

⁷ Memorandum from Pilar La Valley, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, October 21, 2010.

The existing commercial fueling facility on the project site has been identified as a contributor to a potential historic district (Central Waterfront Historic District), which was completed prior to the adoption of the Eastern Neighborhoods Rezoning Plan Area. While the immediate building context in the immediate project vicinity has a mixed visual character and variety of building heights, the proposed project is located within the boundary of a potential historic district (Central Waterfront Industrial District). Within the immediate surroundings, however, there are no other potential contributing resources; all the other properties on this block were built after the period of significance for the district and do not contribute to the historic context.

The Eastern Neighborhoods Plan EIR identified an unavoidable significant historical resource impact due to the potential loss of CEQA-defined historical resources. Future development projects that would be facilitated by the proposed changes to use districts and height limits in the Eastern Neighborhoods have the potential to cause substantial adverse changes in either (a) the significance of one or more of the historical resources identified in this analysis, or (b) the significance of one or more of the historic districts in which some of these resources are located. As noted above, substantial adverse changes that may occur include demolition, destruction, relocation or alteration of one or more resources, such that the historical significance or resource and/or the historic district in which it is located is "materially impaired." Such an adverse change to a CEQA-defined historical resource would constitute a significant impact. Under the Eastern Neighborhoods Final EIR it was assumed that demolition of a historical resource could not be mitigated to a less-than-significant level and a Statement of Overriding Considerations related to the significant and unavoidable historical resources impacts was adopted as part of the EIR Certification and project approval on January 19, 2009.

The Statement of Overriding Considerations concluded, "As the demolition of a historical resource generally cannot be fully mitigated to a less-than-significant level, the impact of demolition of buildings that are identified as historical resources would be considered a significant and unavoidable impact of the proposed Eastern Neighborhoods Rezoning and Area Plans project, because such demolition could be anticipated to occur as a result of development secondary to project (Eastern Neighborhoods Rezoning Area Plan) implementation. Mitigation identified in Chapter V, Mitigation Measures (in the Eastern Neighborhoods Final EIR), could in some cases reduce the nature of the impact, but it is assumed that demolition of historical resources could not be mitigated to a less-than-significant level."

"Demolition of individual structures secondary to project (Eastern Neighborhoods Rezoning Area Plan) implementation would not necessarily result in a significant adverse effect on a historic district within which buildings are located. However, for purposes of a conservative assessment, it is presumed that the demolition of one or more contributing resources to any of the existing or potential historic districts identified in the Eastern Neighborhoods Final EIR would constitute a significant impact that could not be mitigated to a less-than-significant level."

As to the effects of the proposed new structure, given the surrounding context, the proposed massing is generally appropriate. Although the overall design of the new buildings lack references to either the industrial character of the potential historic district or to design elements from historic buildings within the district, it does not appear that the proposed project would result in a significant adverse impact to off-site historic resources due to its physical and visual separation from other contributing resources within the potential district. The loss of a single contributing building to the potential historic district

would represent a relatively small effect, in terms of the overall number of potential district contributors in the project vicinity. However, the effect on the potential district of demolition of a single contributing resource, not identified as important enough to be individually eligible for the California Register, would not be of a sufficient degree to disqualify the Central Waterfront Historic District, or any sub-area project site vicinity, from consideration for listing as a National or California Register-eligible historic district. With the loss of the project site commercial fueling facility building, the potential historic district would have an incrementally, but not substantially, diminished capacity to convey the sense of an industrial neighborhood.

As previously noted above, the building is not identified as individually eligible for the California Register, as it was not determined to be associated with events or persons of sufficient historic significance or to sufficiently embody distinctive characteristics of style, type, or period to warrant individual listing. As such, the proposed project's demolition of a contributing resource would not have a significant impact on the Central Waterfront historic district. The project block does not contain any other buildings which are listed in the National or California Registers or designated as a San Francisco Historical Landmark. For this reason, the proposed project would not affect the historic setting of any property listed in either of the Registers in the project vicinity. Other potential historical resources may be present in the general project area. However, the project would be situated far enough away from any potential individual historical resource so as not to visually compete with the distinctive characteristics of these buildings.

The proposed demolition of the commercial fueling facility would contribute to the significant historical resource impact identified in the Eastern Neighborhoods EIR. However, the California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Since the existing building on the project site was determined ineligible for individual listing in either the National Register, the California Register, or local listing the proposed demolition of a contributor to a Central Waterfront Historic District would not result in any new significant or peculiar historical resource effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods Final EIR.

Eastern Neighborhoods Final EIR *Mitigation Measure K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area* is not relevant to the project since the Central Waterfront Historical Resource Survey was completed prior to the adoption of the Eastern Neighborhoods Plan Area.

Mitigation Measures K-2 and K-3 are not relevant to the 720 & 740 Illinois St. and 2121 Third St. project since the project site is not located in either the South End Historic District (East SoMa) or Dogpatch Historic District (Central Waterfront).

In light of the above historical resources discussion, the proposed demolition of the commercial fueling facility would contribute to the significant historical resource impact identified in the Eastern Neighborhoods.

Transportation

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, significance criterion 5c would not apply to the proposed project.

Trip Generation

Proposed Project Trip Generation: Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.⁸ The proposed project would generate about 898 person trips (inbound and outbound) on a weekday daily basis, consisting of 650 person trips by auto, 145 transit trips, 45 walk trips and 57 by other modes. During the p.m. peak hour, the proposed project would generate an estimated 105 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

The estimated 105 new p.m. peak hour vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Given that the proposed project would add approximately 105 new p.m. peak hour vehicle trips to surrounding intersections, it is not anticipated to substantially increase traffic volumes at these or other nearby intersections, nor substantially increases average delay that would cause these intersections to deteriorate to unacceptable levels of service.

The Eastern Neighborhoods Final EIR evaluated three land use options. The proposed project is located in the Potrero Hill/Showplace Square Subarea of the Eastern Neighborhoods, which included the analysis (existing and 2025 operating conditions) of the above and other intersections in the area based on proposed development plan options of the Eastern Neighborhoods. The Third St./Mariposa St. intersection (one block away) would change from LOS B to LOS C under 2025 weekday p.m. peak hour conditions under all Plan options; the Third St./16th St. intersection (three blocks away) is anticipated to continue to operate at LOS D under 2025 weekday p.m. peak hour conditions under all Plan options; the Mariposa St./I-280 NB off-ramp intersection (four blocks away) is anticipated to change from LOS C to LOS D under all Plan options; and the Mariposa St./I-280 SB off-ramp intersection (four blocks away) would change from LOS F to LOS B under all Plan options.⁹

The nearest Potrero Hill/Showplace Square Plan Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at 25th St./Indiana St. intersection (approximately 13 blocks to the south of the project site) which operated at LOS B under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak

8 Brett Bollinger, San Francisco Planning Department, *Transportation Calculations*, June 16, 2010. These calculations are available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

9 San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

hour operating conditions under all Plan options. The other nearby Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at Potrero Ave./16th Street (approximately 15 blocks to the west of the project site) which operated at LOS B under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions under all Plan options. It is likely these conditions would occur with or without the project, and the proposed project's contribution of 105 p.m. peak hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' projects, should they be approved. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure to add a new traffic signal was identified for the 25th St./Indiana St. intersection. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure was not proposed for the Potrero Ave./16th St. intersection and a Statement of Overriding Considerations related to the significant and unavoidable cumulative (2025) traffic impacts was adopted as part of the EIR Certification and project approval on January 19, 2009. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific traffic impact, therefore, requiring no further project specific analysis.

Transit

As indicated above, the proposed project is estimated to add 145 daily transit person trips, of which 15 are estimated to occur in the p.m. peak hour. The project site is served by several local and regional transit lines including Muni lines T-Third, 22-Filmore, and 48-Quintara, and therefore, the additional P.M. peak hour trips would likely be accommodated on existing routes, and would result in a less-than-significant effect to transit services.

The Eastern Neighborhoods Final EIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership due to the change from 2025 No-Project operating conditions for Muni lines 9, 10, 12, 14, 14L, 22, 27, 47, 49 and 67 under all Eastern Neighborhoods rezoning options. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information and storage/maintenance capabilities for Muni lines in Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to be significant and unavoidable and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009. The proposed project would not conflict with the implementation of these mitigation measures, and it is likely the significant and unavoidable cumulative transit conditions would occur with or without the proposed project. The proposed project's contribution of 25 p.m. peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects, should the project be approved. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific transit impact, therefore, requiring no further project specific analysis.

Parking

Under Planning Code Section 843.08, the proposed project would not be required to provide off-street parking spaces. Pursuant to *Planning Code* Sections 151.1, residential units are permitted up to 0.75 parking spaces per dwelling unit. Therefore, the proposed project includes 78 parking spaces in a basement floor garage. Based on the methodology presented in the 2002 *Transportation Guidelines*, on an average weekday, the demand for parking would be 133 spaces for the proposed project. Thus, the project would have an unmet parking demand of 55 spaces. The resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines T-Third, 22-Fillmore, and 48-Quintara) and bike lanes (40, 23, 7, and 5), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis,

as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Loading

Based on the SF Guidelines, the proposed project would generate an average loading demand of 0.16 truck-trips per hour. Planning Code Section 152.1 does not require off-street loading for residential development less than 100,000 square feet. Therefore, off-street loading spaces are not required for the proposed project, which would include 95,461 square feet of residential uses (117,198 total gross sq.ft. - 21,737 gross sq.ft. accessory off-street parking = 95,461 sq.ft. gross residential). The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along Illinois Street or Third Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Illinois Street and Third Street.

Pedestrian and Bicycle Conditions

The proposed project would generate approximately eight (8) p.m. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the proposed project and future affordable housing project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

There are no existing or proposed bike lanes on or adjacent to the project site, and no new curb cuts are proposed. In the vicinity of the project site, there are four major Citywide Bicycle Routes. Illinois Street, from 16th Street to Cesar Chavez includes the entirety of bicycle route #5, Indiana Street comprises a portion of bicycle route #7, Mariposa Street a portion of route #23, and 16th Street a portion of route #40. Although the proposed project and future affordable housing project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

In summary, the project would not result in a significant effect with regard to transportation.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni vehicles, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where

noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design. According to the Eastern Neighborhoods Final EIR, noise levels on Illinois Street are between 65.1 and 70.0 dBA. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects (including hotels, motels, and live/work developments). This state regulation requires meeting an interior standard of 45 dBA in any habitable room. The Department of Building Inspections (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents. Since the proposed project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the Eastern Neighborhoods is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. Since the proposed project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the Eastern Neighborhoods Final EIR is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses. Since the proposed project includes noise-sensitive uses with sensitive receptors, *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* applies to the proposed project. Pursuant to this measure, Charles M. Salter Associates Inc. were hired by the project sponsor to conduct a noise study that included a 24-hour noise measurement and site survey of noise-generating uses within two blocks of the project site.¹⁰ The 24-hour noise measurement for the 720 & 740 Illinois St. and 2121 Third St. project site was conducted on Thursday and Friday, April 1st and 2nd 2010.

The 24-hour noise measurement recorded a day-night noise average of 70 dBA (Ldn) on Illinois Street and 73 dBA (Ldn) on Third Street. These measurements are slightly higher than forecasted by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level of between 65.1 dBA and 70 dBA (Ldn) for the project block of Illinois and Third Streets (and surrounding blocks). The noise analysis site survey did not identify any land uses that generate unusual noise within two blocks of the project site.

Given the noise environment at the project site, the noise analysis concluded that it would appear that conventional residential construction, which would include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code. The noise analysis for the project site recommends that the project sponsor use windows with a minimum Sound Transmission Class (STC) rating of at least 35, which would ensure an interior noise environment of 45 dBA (Ldn) at the most exposed locations of the proposed residential building. The noise analysis has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project because double-paned windows would be included; therefore, no further acoustical analysis or engineering is required.

10 Ethan C. Salter, Charles M. Salter Associates Inc., 720-740 Illinois Street and 2121 Third Street- Environmental Noise Study, April 13th, 2010. This document is on file and is available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 450, San Francisco, CA.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing sensitive receptors and new noise-generating uses and determined that *Mitigation Measures F-5: Siting of Noise-Generating Uses* would reduce effects to a less-than-significant level. Since the proposed development does not propose residential uses that would be expected to generate noise levels in excess of ambient noise in the vicinity of the project site, *Mitigation Measure F-5* is not applicable.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 14 months, occupants of the nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

The Eastern Neighborhoods identified a significant impact related to construction noise that would include pile driving and determined that *Mitigation Measure F-1: Construction Noise* would reduce effects to a less-than-significant level. Since construction of the proposed project does not require pile driving, *Mitigation Measure F-1* is not applicable to the proposed project.

Air Quality

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Eastern Neighborhoods Final EIR identified a significant impact related to construction air quality and determined that *Mitigation Measure G-1: Construction Air Quality* would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts would be reduced less than

significant. Since the project is required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality and Mitigation Measure G-1 is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to air quality for sensitive land uses and determined that *Mitigation Measure G-2: Air Quality for Sensitive Land Uses* would reduce effects to a less-than-significant level. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more units within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether the PM 2.5¹¹ concentration at the project site is greater than 0.2 micrograms per cubic meter (0.2 ug/m3).¹² Sponsors of projects on sites where the PM 2.5 concentration exceeds the 0.2 ug/m3 threshold are required to install ventilation systems or otherwise redesign the project to reduce the PM 2.5 concentration for the habitable areas for the dwelling units to below the threshold. Since the 720 & 740 Illinois St. and 2121 Third St. project proposes to locate sensitive residential receptors within an area identified by the Department of Public Health (DPH) as potentially exceeding roadway particulate matter thresholds, an analysis of annual exposure to roadway related particulate matter was conducted. Results of the air quality modeling indicate that the maximum average annual exposure for sensitive receptors at the 720 & 740 Illinois St. and 2121 Third St. project site would be approximately 0.16 micrograms per cubic meter for PM 2.5 concentrations.¹³ This level is below the action threshold for mitigation recommended by DPH. Therefore, the project would have no significant air quality impacts on residents due to roadway emissions.

The Eastern Neighborhoods Final EIR identified a significant impact related to siting of uses that emit diesel particulate matter (DPM) and determined that *Mitigation Measure G-3: Siting of Uses that Emit DPM* would reduce these effects to a less-than-significant level. As stated in the Eastern Neighborhoods Final EIR, to minimize potential exposure of sensitive receptors to DPM, for new development including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 45 refrigerated trucks per day, the Planning Department shall require that such uses be located no less than 1,000 feet from residential units and other sensitive receptors. Since the proposed project would not be expected to be served by at least 100 trucks per day or 45 refrigerator trucks per day, the proposed project would not be expected to expose sensitive receptors to DPM and Mitigation Measure G-3 is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to siting of uses that emit toxic air contaminants (TACs) as part of everyday operations and determined that *Mitigation Measure G-4: Siting of Uses that Emit Other TACs* would reduce these effects to a less-than-significant level. Since the proposed project (construction of 104 residential units with 78 off-street parking spaces accessed from Illinois Street) residential vehicle trips would not contribute to the exceedance of TACs above the

¹¹PM 2.5 is a measure of smaller particles in the air. PM 10 has been the pollutant particulate level standard against which EPA has been measuring Clean Air Act compliance. On the basis of newer scientific findings, the Agency is considering regulations that will make PM 2.5 the new "standard".

¹²See Board of Supervisors Ordinance No. 281-08, effective January 5, 2009.

¹³Department of Public Health, Michael J. Harris, MS., 720 & 740 Illinois Street and 2121 Third Street- Roadway Exposure Assessment, April 6th, 2010. This document is on file and is available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 450, San Francisco, CA.

threshold of "10,000 total vehicles per day" along Illinois Street, the 720 & 740 Illinois St. and 2121 Third St. project would not contribute to this significant impact and *Mitigation Measure G-4* is not applicable.

Greenhouse Gas Emissions

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG's has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).¹⁴

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.¹⁵

The Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO₂E (MMTCO₂E), or about 535 million U.S. tons.¹⁶ The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.¹⁷ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36% of the Bay Area's 95.8 MMTCO₂E emitted in 2007.¹⁸ Electricity generation accounts for approximately 16% of the Bay Area's GHG emissions followed by residential fuel usage at 7%, off-road equipment at 3% and agriculture at 1%.¹⁹

14 Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

15 California Climate Change Portal. Frequently Asked Questions About Global Climate Change. Available online at: <http://www.climatechange.ca.gov/publications/faqs.html>. Accessed November 8, 2010.

16 California Air Resources Board (ARB), "California Greenhouse Gas Inventory for 2000-2006 – by Category as Defined in the Scoping Plan." http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf. Accessed March 2, 2010.

17 Ibid.

18 Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/-/media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007_2_10.ashx. Accessed March 2, 2010.

19 Ibid.

REGULATORY SETTING

In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels.²⁰ The Scoping Plan estimates a reduction of 174 million metric tons of CO₂E (MMT CO₂E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors, see Table 1, below. ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.²¹ Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

Table 1. GHG Reductions from the AB 32 Scoping Plan Sectors²²

GHG Reduction Measures By Sector	GHG Reductions (MMT CO ₂ E)
Transportation Sector	62.3
Electricity and Natural Gas	49.7
Industry	1.4
Landfill Methane Control Measure (Discrete Early Action)	1
Forestry	5
High Global Warming Potential GHGs	20.2
Additional Reductions Needed to Achieve the GHG Cap	34.4
Total	174
Other Recommended Measures	
Government Operations	1-2
Agriculture- Methane Capture at Large Dairies	1
Methane Capture at Large Dairies	1
Additional GHG Reduction Measures	
Water	4.8
Green Buildings	26
High Recycling/ Zero Waste	
• Commercial Recycling	
• Composting	
• Anaerobic Digestion	9
• Extended Producer Responsibility	
• Environmentally Preferable Purchasing	
Total	42.8-43.8

20 California Air Resources Board, California's Climate Plan: Fact Sheet. Available online at:

http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

21 California Air Resources Board. AB 32 Scoping Plan. Available Online at:

http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf. Accessed March 2, 2010.

22 Ibid.

AB 32 also anticipates that local government actions will result in reduced GHG emissions. ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves and notes that successful implementation of the plan relies on local governments' land use planning and urban growth decisions because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State's GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. SB 375 would be implemented over the next several years and the Metropolitan Transportation Commission's 2013 RTP would be its first plan subject to SB 375.

Senate Bill 97 (SB 97) required the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. In response, OPR amended the CEQA guidelines to provide guidance for analyzing GHG emissions. Among other changes to the CEQA Guidelines, the amendments add a new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs.

The Bay Area Air Quality Management District (BAAQMD) is the primary agency responsible for air quality regulation in the nine county San Francisco Bay Area Air Basin (SFBAAB). As part of their role in air quality regulation, BAAQMD has prepared the CEQA air quality guidelines to assist lead agencies in evaluating air quality impacts of projects and plans proposed in the SFBAAB. The guidelines provide procedures for evaluating potential air quality impacts during the environmental review process consistent with CEQA requirements. On June 2, 2010, the BAAQMD adopted new and revised CEQA air quality thresholds of significance and issued revised guidelines that supersede the 1999 air quality guidelines. The 2010 CEQA Air Quality Guidelines provide for the first time CEQA thresholds of significance for greenhouse gas emissions. OPR's amendments to the CEQA Guidelines as well as BAAQMD's 2010 CEQA Air Quality Guidelines and thresholds of significance have been incorporated into this analysis accordingly.

The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.²³ State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes, and therefore not applicable to the proposed project. Individual projects contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operational phases. Direct operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

²³ Governor's Office of Planning and Research. *Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. June 19, 2008. Available at the Office of Planning and Research's website at: <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

The proposed project would increase the activity by replacing a vacant lot with a mixed-use development which would result in additional vehicle trips and an increase in energy use. The development could also result in an increase in overall water usage which generates indirect emissions from the energy required to pump, treat and convey water. The development could also result in an increase in discarded landfill materials. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and operations associated with energy use, water use and wastewater treatment, and solid waste disposal.

As discussed above, the BAAQMD has adopted CEQA thresholds of significance for projects that emit GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified Greenhouse Gas Reduction Strategy, as defined in the 2010 CEQA Air Quality Guidelines. On August 12, 2010, the San Francisco Planning Department submitted a draft of the City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions to the BAAQMD.²⁴ This document presents a comprehensive assessment of policies, programs and ordinances that collectively represent San Francisco's Qualified Greenhouse Gas Reduction Strategy in compliance with the BAAQMD's 2010 CEQA Air Quality Guidelines and thresholds of significance.

San Francisco's GHG reduction strategy identifies a number of mandatory requirements and incentives that have measurably reduced greenhouse gas emissions including, but not limited to, increasing the energy efficiency of new and existing buildings, installation of solar panels on building roofs, implementation of a green building strategy, adoption of a zero waste strategy, a construction and demolition debris recovery ordinance, a solar energy generation subsidy, incorporation of alternative fuel vehicles in the City's transportation fleet (including buses and taxis), and a mandatory composting ordinance. The strategy also identifies 42 specific regulations for new development that would reduce a project's GHG emissions.

San Francisco's climate change goals as are identified in the 2008 Greenhouse Gas Reduction Ordinance as follows:

- By 2008, determine the City's 1990 GHG emissions, the baseline level with reference to which target reductions are set;
- Reduce GHG emissions by 25 percent below 1990 levels by 2017;
- Reduce GHG emissions by 40 percent below 1990 levels by 2025; and
- Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The City's 2017 and 2025 GHG reduction goals are more aggressive than the State's GHG reduction goals as outlined in AB 32, and consistent with the State's long-term (2050) GHG reduction goals. San Francisco's Strategies to Address Greenhouse Gas Emissions identifies the City's actions to pursue cleaner energy, energy conservation, alternative transportation and solid waste policies, and concludes that San Francisco's policies have resulted in a reduction in greenhouse gas emissions below 1990 levels, meeting statewide AB 32 GHG reduction goals. As reported, San Francisco's 1990 GHG emissions were approximately 8.26 million metric tons (MMT) CO₂E and 2005 GHG emissions are estimated at 7.82 MMTCO₂E, representing an approximately 5.3 percent reduction in GHG emissions below 1990 levels.

²⁴ San Francisco Planning Department. *Strategies to Address Greenhouse Gas Emissions in San Francisco*. 2010. The final document is available online at: <http://www.sfplanning.org/index.aspx?page=1570>.

The BAAQMD reviewed San Francisco's Strategies to Address Greenhouse Gas Emissions and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's CEQA Guidelines (2010) and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."²⁵

Based on the BAAQMD's 2010 CEQA Air Quality Guidelines, projects that are consistent with San Francisco's Strategies to Address Greenhouse Gas Emissions would result in a less than significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's Strategies to Address Greenhouse Gas Emissions, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce greenhouse gas emissions. Applicable requirements are shown below in Table 2.

Table 2. Regulations Applicable to the Proposed Project

Regulation	Requirements	Project Compliance	Discussion
Transportation Sector			
Commuter Benefits Ordinance (Environment Code, Section 421)	All employers must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit pass for the public transit system requested by each Covered Employee or reimbursement for equivalent vanpool charges at least equal in value to the purchase price of the appropriate benefit, or (3) Employer Provided Transit furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	☐ Project Complies ☒ Not Applicable ☐ Project Does Not Comply	It is anticipated that the proposed project would not employ more than 20 persons and therefore does not need to comply with the commuter benefits ordinance.
Emergency Ride Home Program	All persons employed in San Francisco are eligible for the emergency ride home program.	☐ Project Complies ☐ Not Applicable ☒ Project Does Not Comply	Although the proposed project would not participate in the City's emergency ride home program, it does provide commuter benefits in accordance with the Environment Code Section 421.

²⁵ Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: <http://www.sfplanning.org/index.aspx?page=1570>. Accessed November 12, 2010.

Regulation	Requirements	Project Compliance	Discussion
Transportation Management Programs (Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	Planning Code Section 163 applies to the proposed project since the building is 117,198 square feet in size and is located in the Eastern Neighborhoods.
Transit Impact Development Fee (Administrative Code, Chapter 38)	Establishes the following fees for all commercial developments. Fees are paid to the SFMTA to improve local transit services.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with Chapter 38 of the Administrative Code.
Jobs-Housing Linkage Program (Planning Code Section 413)	The Jobs-Housing Program found that new large scale development attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment. The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would be required to comply with Section 413 of the Planning Code.
Bicycle parking in Residential Buildings (Planning Code, Section 155.5)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project proposes 104 residential units and would provide 40 bicycles spaces.
Car Sharing Requirements (Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would be required to comply with Section 166 of the Planning Code.
Parking	The Planning Code has established	☒ Project	The project would be required to

Regulation	Requirements	Project Compliance	Discussion
requirements for San Francisco's Mixed-Use zoning districts (Planning Code Section 151.1)	parking maximums for many of San Francisco's Mixed-Use districts.	Complies ☐ Not Applicable ☐ Project Does Not Comply	comply with Section 151.1 of the Planning Code.
Energy Efficiency Sector			
San Francisco Green Building Requirements for Energy Efficiency (SF Building Code, Chapter 13C)	Commercial buildings greater than 5,000 sf will be required to be at a minimum 14% more energy efficient than Title 24 energy efficiency requirements. By 2008 large commercial buildings will be required to have their energy systems commissioned, and by 2010, these large buildings will be required to provide enhanced commissioning in compliance with LEED® Energy and Atmosphere Credit 3. Mid-sized commercial buildings will be required to have their systems commissioned by 2009, with enhanced commissioning by 2011.	☐ Project Complies ☒ Not Applicable ☐ Project Does Not Comply	The project does not propose any commercial space and would not be required to comply with the Green Building Requirements for Energy Efficiency.
San Francisco Green Building Requirements for Energy Efficiency (SF Building Code, Chapter 13C)	Under the Green Point Rated system and in compliance with the Green Building Ordinance, all new residential buildings will be required to be at a minimum 15% more energy efficient than Title 24 energy efficiency requirements.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would be required to comply with the Green Building Requirements for Energy Efficiency.
San Francisco Green Building Requirements for Stormwater Management (SF Building Code, Chapter 13C) Or San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	Requires all new development or redevelopment disturbing more than 5,000 square feet of ground surface to manage stormwater on-site using low impact design. Projects subject to the Green Building Ordinance Requirements must comply with either LEED® Sustainable Sites Credits 6.1 and 6.2, or with the City's Stormwater ordinance and stormwater design guidelines.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project will be disturbing more than 5,000 square feet and will therefore be required to comply with the City's Stormwater Management Ordinance.
San Francisco Green Building Requirements for water efficient landscaping (SF Building Code,	All new commercial buildings greater than 5,000 square feet are required to reduce the amount of potable water used for landscaping by 50%.	☐ Project Complies ☒ Not Applicable ☐ Project Does	The project does not propose any commercial space and would not be required to comply with the Green Building Requirements.

Regulation	Requirements	Project Compliance	Discussion
Chapter 13C)		Not Comply	
San Francisco Green Building Requirements for water use reduction (SF Building Code, Chapter 13C)	All new commercial buildings greater than 5,000 sf are required to reduce the amount of potable water used by 20%.	☐ Project Complies ☒ Not Applicable ☐ Project Does Not Comply	The project does not propose any commercial space and would not be required to comply with the Green Building Requirements for water use reduction.
Residential Water Conservation Ordinance (SF Building Code, Housing Code, Chapter 12A)	Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards: 1. All showerheads have a maximum flow of 2.5 gallons per minute (gpm) 2. All showers have no more than one showerhead per valve 3. All faucets and faucet aerators have a maximum flow rate of 2.2 gpm 4. All Water Closets (toilets) have a maximum rated water consumption of 1.6 gallons per flush (gpf) 5. All urinals have a maximum flow rate of 1.0 gpf 6. All water leaks have been repaired. Although these requirement apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with the Residential Water Conservation Ordinance.
Residential Energy Conservation Ordinance (SF Building Code, Housing Code, Chapter 12)	Requires all residential properties to provide, prior to sale of property, certain energy and water conservation measures for their buildings: attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; insulating accessible heating and cooling ducts; installing low-flow water-tap aerators; and installing or retrofitting toilets to make them low-flush. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would be required to comply with the Residential Energy Conservation Ordinance.

Regulation	Requirements	Project Compliance	Discussion
	Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.		
Waste Reduction Sector			
San Francisco Green Building Requirements for solid waste (SF Building Code, Chapter 13C)	Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with the Green Building Requirements for solid waste.
Mandatory Recycling and Composting Ordinance (Environment Code, Chapter 19)	The mandatory recycling and composting ordinance requires all persons in San Francisco to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with the Mandatory Recycling and Composting Ordinance.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (Planning Code Section 428)	Planning Code Section 143 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with Section 428.
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3102.8)	Bans the installation of wood burning fire places except for the following: • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with the Wood Burning Fireplace Ordinance.
Regulation of Diesel Backup Generators (San Francisco Health Code, Article 30)	Requires (among other things): • All diesel generators to be registered with the Department of Public Health • All new diesel generators must be equipped with the best available air emissions control technology.	☒ Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be required to comply with Article 30 of the San Francisco Health Code.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce greenhouse gas emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced greenhouse gas emissions levels; (3) San Francisco has met and exceeded AB 32 greenhouse gas reduction goals for the year 2020; (4) current and probable future state and local greenhouse gas reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's Strategies to Address Greenhouse Gas Emissions meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be required to comply with these requirements, and was determined to be consistent with San Francisco's Strategies to Address Greenhouse Gas Emissions.²⁶

In addition, the project site is located within the Potrero Hill/Showplace Square area plan analyzed under the Eastern Neighborhoods Rezoning EIR. The Eastern Neighborhoods Rezoning EIR assessed the GHG emissions that could result from rezoning of the Potrero Hill/Showplace Square area plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of carbon dioxide equivalents (CO₂E)²⁷ per service population²⁸, respectively.²⁹ The Eastern Neighborhoods EIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. The Eastern Neighborhoods EIR adequately addressed greenhouse gas emissions and the resulting emissions were determined to be less than significant. Therefore, the project would not result in any significant impacts related to GHG emissions.

As such, the proposed project would result in a less than significant impact with respect to GHG emissions.

Shadow

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. To determine whether the proposed project would conform to Section 295, a shadow fan analysis was prepared by Planning Department staff. This analysis concluded that the proposed project would not have the potential to cast new shadow on any property

26 Greenhouse Gas Analysis: Compliance Checklist for 1501 15th Street. January 21, 2011. This document is on file in Case No. 2008.1395E and available for public review at the Planning Department, 1650 Mission Street, Suite 400.

27 Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project's, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

28 SP= Service Population. Service population is the equivalent of total number of residents + employees.

29 Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

under the jurisdiction of the Recreation and Park Department.³⁰ The proposed project would shade portions of nearby streets and sidewalks at times within the project block. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA.

In light of the above, the project would not result in a significant effect with regard to shadow, nor would the project contribute to any potential cumulative shading impacts.

Hazardous Materials

The project site currently consists of an existing commercial fueling facility. No underground storage tanks (UST) exist on the project site. A site mitigation plan (SMP) has been prepared and presents measures recommended in mitigating risks to the environment and risks to workers' and project site users' health and safety from the presence of metal and petroleum related contamination in the soil. The SMP has been prepared in accordance with the request of the San Francisco Department of Public Health, Environmental Health-Hazardous Waste Unit (EHS-HWU). John Carver Consulting (JCC) carried out a soil sampling and analytical program to characterize the site and to provide information for the preparation of the SMP.³¹

A subsurface investigation was conducted at the project site to determine any potential health risks with development of the site for residential uses. The investigation found elevated levels of lead and petroleum hydrocarbons resulting from the historic fill placed at the project site and possible historic site activities (commercial fueling operations). There were no volatile organic compounds (VOCs), including Benzene in any of the soil samples tested.

Based on these results, EHS-HWU³² concluded:

1. The site is within the San Francisco Health Code, Article 22A (Maher Area). At any time 50 cubic yards or more of soil is disturbed on the site, the project proponent shall comply with Article 22A prior to applying or gaining a building permit from the City and County of San Francisco Department of Building Inspections.
2. Prior to business closure, San Francisco Petroleum Company shall comply with the San Francisco Health Code, Article 21 (Hazardous Materials) for closure.
3. Further discussion regarding the elevated TEPH and TPH-d in groundwater may be needed.

The SMP prepared by JCC and reviewed by EHS-HWU as received from the San Francisco Planning Department, anticipated the excavation of 600 tons of soil for the proposed project. Soils would be stockpiled and characterized for disposal. Dust control for excavation includes moisture conditioning the

30 San Francisco Planning Department, letter dated October 7, 2010 (Case No. 2010.0094K), Shadow Analysis for 2121 Third St/740 Illinois St. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2010.0094E.

31 John Carver Consulting, *Site Mitigation Plan for Commercial Property 2121 3rd Street & 740 Illinois Street, San Francisco, CA*, November 10, 2006. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA in File No. 2010.0094E.

32 San Francisco Department of Public Health, *Commercial Property 2121 03rd Street and 740 Illinois Street San Francisco, California*, EHS-HWU Case Number: 657. October 7, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0094E.

soil, using dust suppressants and covering the exposed soil and stockpiles with secured plastic sheeting to prevent any generation of dust particles. Any soil removed from the site would be disposed at an appropriate licensed land fill. Excavated material that is loaded into trucks would be subject to all dust control measures. Loose soil from the truck body and tires would be removed prior to leaving the site. Any soil spilled during truck loading will be removed from all areas outside of the site. Upon completion of excavation, confirmation sampling and analysis would take place to determine if elevated levels of contaminants remain in the soil. Hot spots will be removed and disposed of if identified following review of confirmation sample analyses review. Should the project proponent decide to cap the site with the foundation to prevent human health exposure, a cap maintenance plan and a deed restriction would be required for the site.

The potential health risk to on-site construction workers and the public would be minimized by developing a health and safety plan (HSP). Prior to planned grading at the site and after a closure plan is prepared for the commercial fueling facility has been accepted, a HSP would be developed and forwarded to the EHS-HWU for review and comment. A construction health and safety (HSO) is required to be on site during excavation activities to ensure that all health and safety measures are maintained. The HSO would have authority to direct and stop all construction activities in order to ensure compliance with the HSP.

The Eastern Neighborhoods identified a significant impact related to Hazardous Building Materials and determined that *Mitigation Measure L-1: Hazardous Building Materials* would reduce effects to a less-than-significant level. Since there is an existing building at the project site, *Mitigation Measure L-1* would apply to the project.

Implementation of Mitigation Measure L-1 would reduce effects related to hazardous building materials to a less-than-significant level.

Mitigation Measures

The project sponsor has agreed to implement the following mitigation measures.

Project Mitigation Measure 1 – Archeological Resources (Accidental Discovery)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall

receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Noise (Mitigation Measure F-4: Siting of Noise-Sensitive Uses in the Eastern Neighborhoods Area Plans EIR)

New development with noise-sensitive uses require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity.

The survey of the project vicinity did not identify any land uses that generate unusual noise within two blocks of the project site. Among the more prominent noise-generating uses in the vicinity are street traffic on Third and Illinois Streets, and the Muni T-Third Street rail line operations.

Given the noise environment at the project site, it would appear that conventional construction practices, which would likely include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA, Ldn, as required by the San Francisco Building Code. Therefore, the noise study conducted at the project site has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required.

Project Mitigation Measure 3 – Hazardous Materials (Mitigation Measure L-1- Hazardous Building Materials in the Eastern Neighborhoods Rezoning and Area Plans Final EIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on July 2, 2010 to adjacent occupants and owners of properties within 300 feet of the project site regarding the previously proposed project that included construction of 62,516 square feet of residential uses with 70 residential units and 52 parking spaces on the lot facing Illinois Street and the remaining new lot facing Third Street was proposed to be dedicated to the City to comply with affordable housing requirements under *Planning Code Section 419.5 Alternatives to the Inclusionary Housing Component*. Seven members of the public expressed their concerns related to inclusionary housing, contaminated soils, crime, neighborhood character, and building massing.

Since issuance of the "Notification of Project Receiving Environmental Review" and as discussed in this Certificate of Determination, the project proposal has been revised to consist of demolition of an existing commercial fueling facility; merging two lots (006 & 021) into a single lot; and, construction of an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces. The concerns expressed by the public regarding the previously proposed project were also addressed in the Certificate of Determination above.

Conclusion

The Eastern Neighborhoods EIR incorporated and adequately addressed all potential impacts of the proposed 720 & 740 Illinois St. and 2121 Third St. project. As described above, the 720 & 740 Illinois St. and 2121 Third St. project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods EIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods EIR. Thus, the proposed 720 & 740 Illinois St. and 2121 Third St. project would not have any new significant or peculiar effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, the proposed project is exempt from environmental review under Section 15183 and Section 21083.3 of the California Public Resources Code.

Community Plan Exemption Checklist

Date: January 24, 2010
Case No.: 2010.0094E
Project Title: 720 & 740 Illinois Street and 2121 Third Street
Zoning: Urban Mixed Use (UMU) District
68-X Height and Bulk District
Block/Lot: 4045/006 & 021
Lot Size: 22,241 square feet
Plan Area: Potrero Hill/Showplace Square Eastern Neighborhoods Subarea
Project Sponsor: David Sternberg, Sternberg Benjamin Architects, (415) 882-9783
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

A. PROJECT DESCRIPTION

The project site is a through lot located at on a block bounded by Third, Illinois, 18th, and 19th Streets in the Potrero Hill neighborhood. The proposed project would include demolition of an existing commercial fueling facility; merging two lots (006 & 021) into a single lot; and, construction of an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces.

The following analysis for the proposed 720 & 740 Illinois Street and 2121 Third Street project supersedes the previous determination issued on November 9, 2010 for a project that proposed to construct 62,516 square feet of residential uses that would include 70 residential units and 52 parking spaces on the lot facing Illinois Street and the remaining new lot facing Third Street was proposed to be dedicated to the City to comply with affordable housing requirements under *Planning Code Section 419.5 Alternatives to the Inclusionary Housing Component*.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (PEIR) for the plan area.

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (PEIR) for the plan area (i.e., the Eastern Neighborhoods Rezoning and Area Plans Final EIR).¹ Items checked "Sig. Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the PEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the PEIR, the item is checked "Project

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

Contributes to Sig. Impact Identified in PEIR." Mitigation measures identified in the PEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the PEIR identified as not a significant impact or the project would not have a significant peculiar impact are also checked "Addressed Below," and are discussed.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☐

The Eastern Neighborhoods Final EIR evaluated three land use options "alternatives" and under each of these options, it was not anticipated that the proposed project would substantially damage scenic resources that contribute to a scenic public setting. As a proposed rezoning and planning process the project would not directly result in any physical damage. Rather, any changes in urban form and visual quality would be the secondary result of individual development projects that would occur subsequent to the adoption of changes in zoning and community plans.

With respect to views, the Eastern Neighborhoods Final EIR found that while development pursuant to the Plan would result in height increases and use district changes, the rezoning would not substantially degrade the views and new development up to the proposed height limits may even help define the street edge and better frame urban views. The Plan would not be considered to result in a significant adverse impact with regard to views. New construction in the Project area would generate additional night lighting but not in amounts unusual in residential and commercial zones and within developed urban areas in general. Thus, the Final EIR concluded that light and glare impacts would be less than significant.

The proposed project would replace an existing commercial fueling facility with an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces. While the new building would change the visual appearance of the site, it would not substantially degrade its visual character or quality. Furthermore, the proposed building would not be substantially taller than the existing development in the project vicinity and thus, would not obstruct longer-range views from various locations in the Plan Area and the City as a whole.

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the Urban Mixed Use (UMU) zoning district.

The proposed project would be visible from some residential, commercial, and industrial buildings within the project site vicinity. Some reduced private views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

One of the objectives of the Eastern Neighborhoods Rezoning and Area Plans Final EIR (FEIR) was to identify appropriate locations for housing in the City's industrially zoned land to meet a citywide need for more housing. According to the FEIR, the rezoning would not create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply. The proposed project would increase the population on site by constructing an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces. This increase in population would not be expected to have an adverse physical environmental impact.

The proposed project is not anticipated to create a substantial demand for increased housing because it does not proposed to provide retail space on the project site. Additionally, the proposed project would not displace substantial numbers of people because the project site is currently occupied by a commercial fueling facility. As such, construction of replacement housing would not be necessary.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☒	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
5. TRANSPORTATION AND CIRCULATION— Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	☒	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☒	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
g) Be substantially affected by existing noise levels?	☒	☒	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
7. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
8. GREENHOUSE GAS EMISSIONS— Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Although the PEIR did not identify a significant impact for this topic, please see the Certificate of Determination for the discussion.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

Wind

Based on consideration of the height and location of the proposed 65-foot-tall building, the proposed project does not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the project site. As a result, the proposed project would not have any significant wind impacts.

Shadow

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The proposed project would provide on-site open space for passive recreational use for project residents through a combination of private decks and common roof decks. The project location is served by the following existing parks: Jackson Park, Potrero Hill Recreation Center, and McKinley Square. With the projected addition of 104 residential units, the proposed project would be expected to generate minimal additional demand for recreational facilities. The increase in demand would not be in excess of amounts expected and provided for in the area and the City as a whole. The additional use of the recreational facilities would be relatively minor compared with the existing use and therefore, the proposed project would not result in substantial physical deterioration of existing recreational resources. Thus, the proposed project would not result in significant impacts, either individually or cumulatively, in regard to recreation facilities, nor require the construction or expansion of public recreation facilities.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed project would have sufficient water supply available from existing entitlement, and solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

The proposed project would not substantially increase demand for police or fire protection services and would not necessitate new school facilities in San Francisco. The proposed project would not result in a significant impact to public services.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 454 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐

The project site is covered by a commercial fueling facility with impervious surfaces and is located in a developed urban area which does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and would not interfere with any resident or migratory species. Accordingly, the proposed project would result in no impact on sensitive species, special status species, native or migratory fish species, or wildlife species. The project would not result in any significant effect with regard to biology, nor would the project contribute to any potential cumulative effects on biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

Topics:	Sig. Impact Identified in PEIR	Project Contributes to Sig. Impact Identified in PEIR	Project Has Sig. Peculiar Impact	Addressed Below
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☐

Soil disturbing activities would be required for the foundation system for the proposed residential project. It is anticipated that the building would be constructed on a reinforced concrete mat foundation and would require excavation to a depth of approximately 5-7 feet below existing grade. The completed project would not substantially alter the overall topography of the site.

A geotechnical investigation has been performed for the proposed project.² The project site is underlain by three feet of clayey sand with rock fragments, where the fill transitioned to more rock and gravel fragments with less clay and sand to a depth of eight feet where rocky fill was encountered.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards

² Earth Mechanics Consulting, *Geotechnical Investigation for Planned Development at 2121 Third Street, San Francisco, California*, March 7, 2007. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in Project File No. 2010.0094E.

would be mitigated during the permit review process through these measures. To ensure compliance with all Building Code provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

The proposed project would not result in a significant effect related to geology, either individually or cumulatively.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐

The project site is completely covered by an existing commercial fueling facility and impervious services and would be completely covered by the proposed mixed-use building. The proposed project would not change the amount of impervious surface area on the site and runoff and drainage would not be adversely affected. Effects related to water resources would not be significant, either individually or cumulatively.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☐

The proposed project would not result in a significant physical environmental effect with respect to mineral and energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
— Would the project				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☐

The project site does not contain agricultural uses and is not zoned for such uses. Therefore, the proposed project would not result in any significant impacts related to agricultural resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

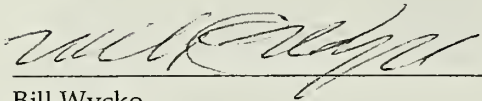
The proposed project would include demolition of an existing commercial fueling facility, lot merger, and construction of an approximately 65-foot tall, 117,198 square foot residential building containing 104 residential units, 78 off-street parking spaces, and 40 bicycle parking spaces.

As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods Final EIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; AND
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.



Bill Wycko
Environmental Review Officer
for
John Rahaim, Planning Director

DATE

February 3, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0496E
Project Title: 4179 23rd Street
Zoning: RH-2 (Residential, House, Two-Family),
40-X Height and Bulk District
Block/Lot: 2804/032
Lot Size: 2,848 square feet
Project Sponsor: Daniel Ewald - (415) 713-0109
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

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415.558.6377

PROJECT DESCRIPTION:

The project site is located on the south side of 23rd Street between Castro and Diamond Streets, on a block bounded by Elizabeth Street to the south in the Noe Valley neighborhood.

The existing two-story building consists of approximately 1,355 square feet of occupied space, and 1,275 square feet of storage space (2,630 gross square feet) with one dwelling-unit. As proposed, the project would add 2,227 square feet to the existing building and convert 535 square feet of storage space to parking for a total gross square footage of 4,786. The subject building measures approximately 19'11" above grade; with the proposed alterations and additions, the subject building would measure approximately 24'11" in height above grade.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)(2)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

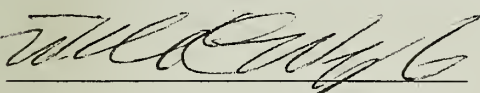
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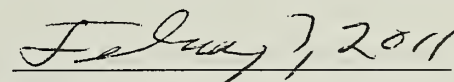
FEB 09 2011

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Daniel Ewald, Project Contact, Historic Preservation List, Bulletin Board, Delvin Washington, SW Quadrant,
Exemption / Exclusion File, Supervisor Scott Weiner

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is a contributor to what appears to be a potential historic district. The existing building on the project site was constructed circa 1892, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum¹ (attached), the 4179 23rd Street property appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it appears to have specific architectural characteristics that definitively embody the simple Queen Anne residential building style typical of early residential development in the Noe Valley neighborhood. The subject building appears eligible for inclusion on the California Register.

The subject building is a two-story, wood-frame, single-family building constructed in a simple Queen Anne architectural style. The house is set back from the sidewalk, and features a small footbridge from the sidewalk to the front porch over an open area between the retaining wall holding the sidewalk and the front building wall. While the 4179 23rd Street building appears to have an early alteration of its relationship to the street resulting from the grading of the street, the subject building contributes to the historic significance of the immediate area through its integrity of location, design, materials, setting, feeling, association, and workmanship.

The block on which this building is located contains several properties from the same period and building form, and appears to have been built by the same person or firm and constitute a potential historic district defined by the Queen Anne styled, wood-frame residential buildings from circa 1893 on this end of this block. The district would include the subject property as well as the eight buildings on the east side of Diamond street from 605-645 Diamond.

Plans submitted by the project sponsor indicate that the proposed project proposes to alter the existing by: (1) raising the building 5'-0"; (2) adding a new curb cut, driveway and garage door; (3) removing the existing rear external stairs; (4) constructing a new third level within the existing attic; (5) constructing new roof decks at the second and third levels; and (6) interior renovations at all floors.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:²

- The subject building was originally constructed as a single-family home. As proposed, the subject building would remain a single-family residential structure consistent with the existing and historic established neighborhood pattern.

¹ Memorandum from Moses Corrette, Preservation Technical Specialist, to Major Environmental Analysis, December 21, 2010.

² Ibid.

- The proposed project would retain most of the historic characteristics of the property, including the visible massing from the public right-of-way, wood siding, the chamfered bay window, and the integral porch and exterior wood paneling. Spatial relationships would be altered by raising the house close to 5'; however, the change is not so great that the subject building would no longer be consistent with the prevailing and historic scale of the residential area.
- No conjectural features would be added as part of the proposed project.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- The proposed rear addition would be both invisible from the street, and distinct from the historic form and massing of the subject building. Alterations at the front elevation, including the addition of the garage and the alteration to the stairs would be distinct from and compatible with the historic character of the subject building.

The proposed project would involve the addition of approximately 2,227 square feet to the existing 2,630 square foot building. With the addition, the building would be approximately 4,786 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures up to 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. As proposed, the approximately 2,227 square foot addition measures less than 10,000 square feet and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4179 23rd Street
Block/Lot: 2804/032
Case No.: 2010.0496E
Date of Review: December 21, 2010
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

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PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project proposes to alter the existing by: (1) raising the building 5'-0"; (2) adding a new curb cut, driveway and garage door; (3) removing the existing rear external stairs; (4) constructing a new third level within the existing attic; (5) constructing new roof decks at the second and third levels; and (6) interior renovations at all floors.

4179 23rd Street is a two-level, single-family residential building. The existing building displays a simple Queen Anne style, and features a painted wood façade with a wood paneled bay window, wood trim and a gabled roof. The building was constructed such that the ground floor is below the sidewalk elevation, and a bridge connects the sidewalk to the main entrance on the upper floor.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water company records indicate that domestic water supply was turned on for this property on July 21, 1893. The property is not included on any historic surveys and it is not listed on the National or California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located in Noe Valley in San Francisco on a block bound by Diamond, Castro, Alvarado and Elizabeth Streets. Properties on the block include two and three story wood frame residential structures. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes constructed primarily between 1890 and 1910. While portions of the Noe Valley neighborhood may contain potential historic districts, the immediate blocks surrounding the 4179 23rd Street site have not been formally surveyed. The block on which this building is located contains several properties from the same period and building form, and appears to have been built by the same person or firm and constitute a potential historic district defined by the Queen Anne styled, wood-frame residential buildings from ca. 1893 on this end of this block. The district would include the subject property as well as the eight buildings on the east side of Diamond street from 605-645 Diamond. A shared ownership by the Columbia B & L Association on the 1901 Block Book connects the subject building to most of the other buildings on

adjacent lots, but facing onto Diamond Street. Landmark # 186 is located on 23rd Street, 200 feet to the east. The block also contains several properties listed on the Here Today and 1976 Architectural surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: c. 1893

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1893 is among the 15% of San Francisco's extant building stock that predates the earthquake and fire of 1906. Substantial numbers of these buildings are located in Noe Valley, and, while potential historic districts may seem to exist, few buildings have individual significance under this criteria. Based upon the applicant's submittal, there is no information that would suggest that the property was associated with significant events in our local, regional or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with "Convall" who signed for the Water service. A search under various spellings in the 1893 Langley Directory failed to match any listings. Other owners include: residents Walter and Mary Woolnough (1906); investor Benjamin M Stich, dentist (1909); investor Henry and Louise Zecher, carpenter (1909-1914); residents Frank Schoenleittner (1913-1927) and Ferdinand Roitinger, bartender (1913-1919); residents Peder A. and Clara E. Olsen, Inspector (1930-1957) and other members of the Olsen family to 1997 including Alfred, Ralph and Gertrude. None of the identified persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property was erected by an unknown person; however, several other houses on the block and surrounding neighborhood appear to be of the same plan and detailing, such that a local builder was responsible for several similar buildings. The building is not individually a significant example of Victorian architectural style, but is a strong contributor to a potential district as noted above.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building retains all aspects of integrity, having undergone few alterations since it was built. The grading of the street that caused the need for a bridge to reach the entrance minimally affected the integrity of feeling for the property, as the relationship of the building to the street was altered.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

- The building will continue to be used as a single-family dwelling, and will preserve, maintain and repair as needed the character-defining features of the façade, while re-establishing the building's relationship to the street.
- The additions at the rear and basement will not affect the building's integrity, and expansion into the previously unoccupied attic will be done without disturbing the visible roof forms.
- Raising the building and inserting a garage door that is centered below the bay window will be done in such a way as to not remove significant features of the building, and will re-establish a standard raised entry to the upper floor when accessed from the street. The building will not be

raised any more than is necessary to gain access to a lower level garage, and the entry will not intrude into the floor level of the upper floor, or remove any portion of the bay window itself.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Character-defining features of the building include the gabled roof form, partial side setbacks including partially open recessed entry porch, paneled projecting bay window with wood sash, and paneled and dentilated entablature.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not significantly affect the character of the potential district. The changes will be compatible with the materials (Wood trim, double-hung wood windows to the street, horizontal wood siding), scale (two and three story buildings), and design (Queen Anne) of the buildings in the potential district and vicinity. Off-site historical resources in the immediate vicinity would not be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 1-21-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2010\2010.0496\Historic Resource Evaluation Report.doc



4179 23rd St. - SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0394E
Project Title: 2853-2857 Broderick Street
Zoning: RH-2 (Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0947/002
Lot Size: 2,757 square feet
Project Sponsor: Stephen Antonaros, Architect
(415) 864-2261
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

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CA 94103-2479

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PROJECT DESCRIPTION:

The proposal involves raising the building by approximately three (3) feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet (sf) of residential space to the existing 3,774-sf building resulting in 4,454 total sf. The project site is located on a block bounded by Filbert Street, Union Street, Broderick Street, and Baker Street in the Cow Hollow neighborhood.

EXEMPT STATUS:

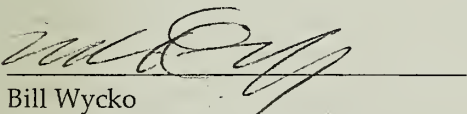
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

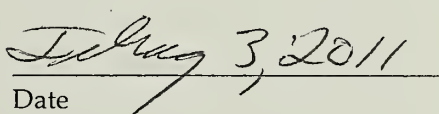
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Stephen Antonaros, Architect, Project Sponsor
Inger Conrad, Property Owner
Shelley Caltagirone, Preservation Planner
Supervisor Farrell (via Clerk of the Board)

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

FEB 15 2011

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources. The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1" and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department's Parcel Information Database (register form cannot be located). Under the Planning Department's CEQA Review Procedures for Historic Resources, the property is considered a "Category A" known historic resource.

As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 2853-2857 Broderick Street property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 (Architecture) as a collection of late 19th- and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. Furthermore, the property retains sufficient historic integrity to convey their historic significance. As such, the property is considered a historic resource for the purposes of CEQA.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. The Department determined that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project's potential to impact the historic resource.

- The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately three (3) feet, the change would not significantly impact the overall proportions of the three-story façade. The new garage door opening would occur at the new raised portion of the building and would not cause the removal of historic material. Although the entry stairs would be extended to accommodate the new height, they are not original to the building so that their replacement would not remove historic material.

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, January 14, 2011.

- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade would be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door would also be constructed of solid wood and details to be compatible with the historic design.

The proposed project would involve the addition of approximately 680 sf of residential space to the existing 3,774-sf-building resulting in 4,454 total sf. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 680 sf to the existing 3,774-sf of building area. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2853-2857 Broderick Street
Block/Lot: 0947/002
Case No.: 2010.0394E
Date of Review: January 14, 2011
Planning Dept. Reviewer: Shelley Caltagirone
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PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves raising the building by approximately 3 feet to insert a garage at the ground floor level, expanding the ground floor level towards the rear of the building, and creating a new curb cut. The project would add approximately 680 square feet of residential space to the existing 3,774-square-foot-building resulting in 4,454 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1" and was listed as a contributor to a historic district in the National and California Registers in 1983 according to the Planning Department's Parcel Information Database (register form cannot be located). The property is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The area includes a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences or multi-family structures on corner lots and at lower elevations. The houses are designed in a variety of styles dating from the late 19th -and early 20th-century, which reflect the various stages of development within the neighborhood. Visual continuity is mixed in terms of style; however, there is a strong pattern of massing and materials along the immediate block.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Up until the 1870s, the area included the scattered vacation homes of the wealthy but was comprised mainly of dairy farms, grazing land, and windswept dunes. Beginning in the 1870s, the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, as well as the dramatic bay views made this area one of the most prestigious enclaves in San Francisco. By 1900, the area was well known as the City's most fashionable neighborhood. This notoriety attracted many of the

City's best architects and the City's most affluent residents. Due to rapidly increasing land values many of the earliest homes in the area were quickly demolished to make way for substantial apartment blocks and even more extravagant homes than the original Victorians. The Stock Market Crash of 1929 halted almost all development in the neighborhood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1870-1930

According to the Planning Department's records, the subject property is listed on the National Register as a contributing building within a historic district. The register form could not be located; however, based upon a review of the surrounding architecture, the district appears to be significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905-1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the

Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building and district appear to be listed on the National Register for embodying the distinctive characteristics of a period of architectural development in Pacific Heights/Cow Hollow. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th - and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow/Pacific Heights neighborhood. The concentration of buildings on the immediate block faces represents a variety of regional architectural styles of this period. The majority of the buildings are 2-3 stories in scale; are clad in quality masonry or wood cladding; display a hierarchy of building forms including a defined base, body, and cornice; display punched window openings, often containing wood-framed windows; and display rich architectural details and ornamentation. The period of significance for this district appears to be approximately 1870-1930. The construction date of the subject building places it within the period of significance identified for the surrounding historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☒ Retains	☐ Lacks
Materials:	☒ Retains	☐ Lacks

The subject building does not appear to have been significantly altered beyond the replacement of the front stair. It retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow/Pacific Heights neighborhood.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The proposed project would retain historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow/Pacific Heights earliest period of development.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. While the height of the ground floor level will be increased by approximately 3 feet, the change will not significantly impact the overall proportions of the three-story façade. The new garage door opening will occur at the new raised portion of the building and will not cause the removal of historic material. Although the entry stairs will be extended to accommodate the new height, they are not original to the building so that their replacement will not remove historic material.
- The proposed addition would not negatively impact the character-defining features of the building or the site as it would be constructed at the rear of the building, which is not visible from the adjacent public rights-of-way. The proposed garage door at the front façade will be placed flush with the plane of the façade so as to retain the volume of the building at its base. The door will also be constructed of solid wood and details to be compatible with the historic design.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the subject building include all those exterior features visible from the public rights-of-way that convey its original First Bay Tradition-style design, including:

- The overall massing, scale, and form;
- The building's location, front setback, and relationship to its adjacent neighbors;
- The side-gable roof and gabled dormers;
- The wood shingle cladding;
- The multi-light, wood-framed windows and fenestration pattern; and
- The raised entry; and,
- The decorative trimwork.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposal would have a significant adverse impact on any off-site historic resources as no known individual historic resources are located in the immediate area. As noted above, the area contains a high concentration of buildings that were constructed between 1870-1930 and there is considerable architectural harmony among the buildings in the area. The proposed design of the addition and façade modifications at are compatible with these character-defining features of the district and would not detract from the district's existing visual continuity or diminish its historical significance.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

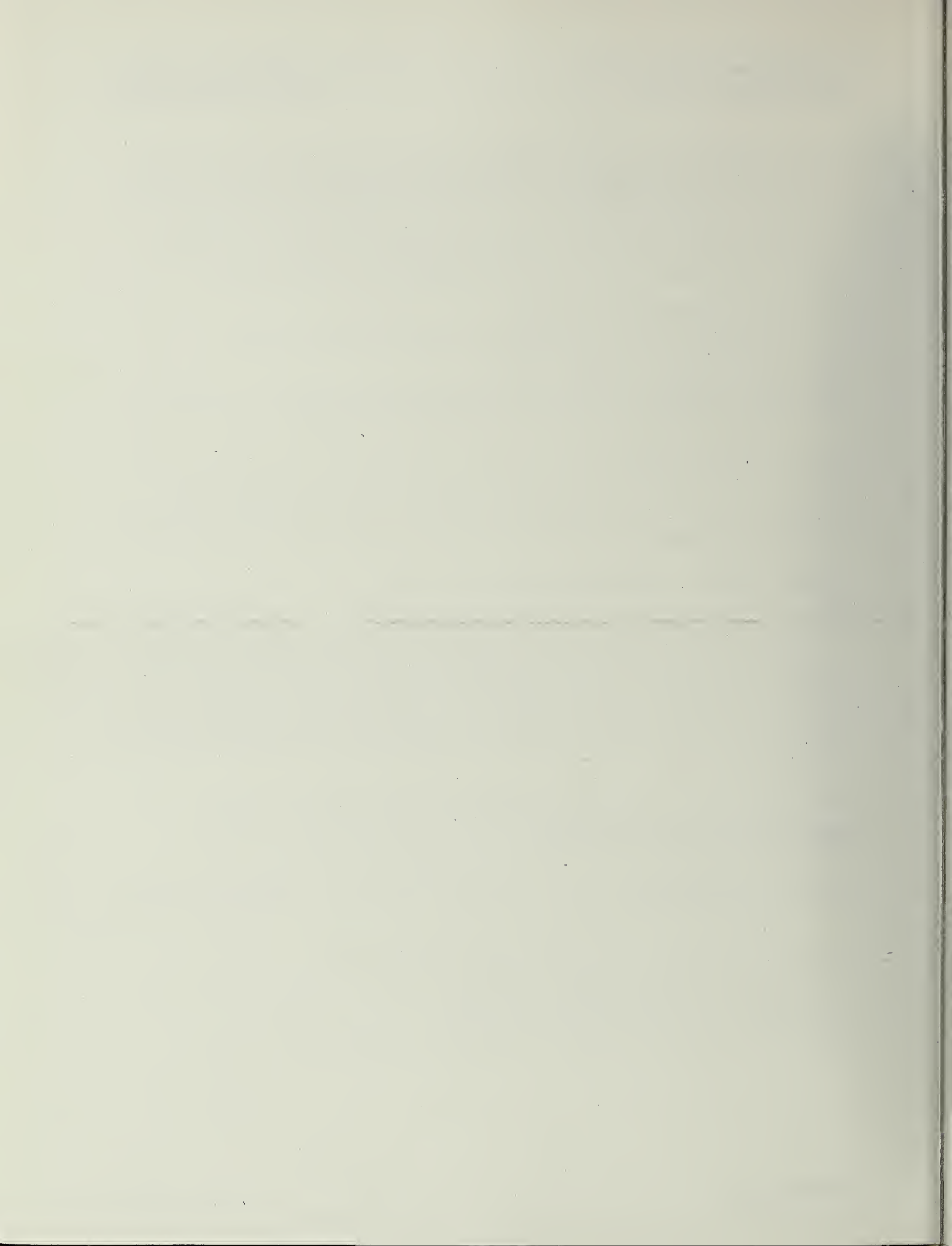
Tina Tam

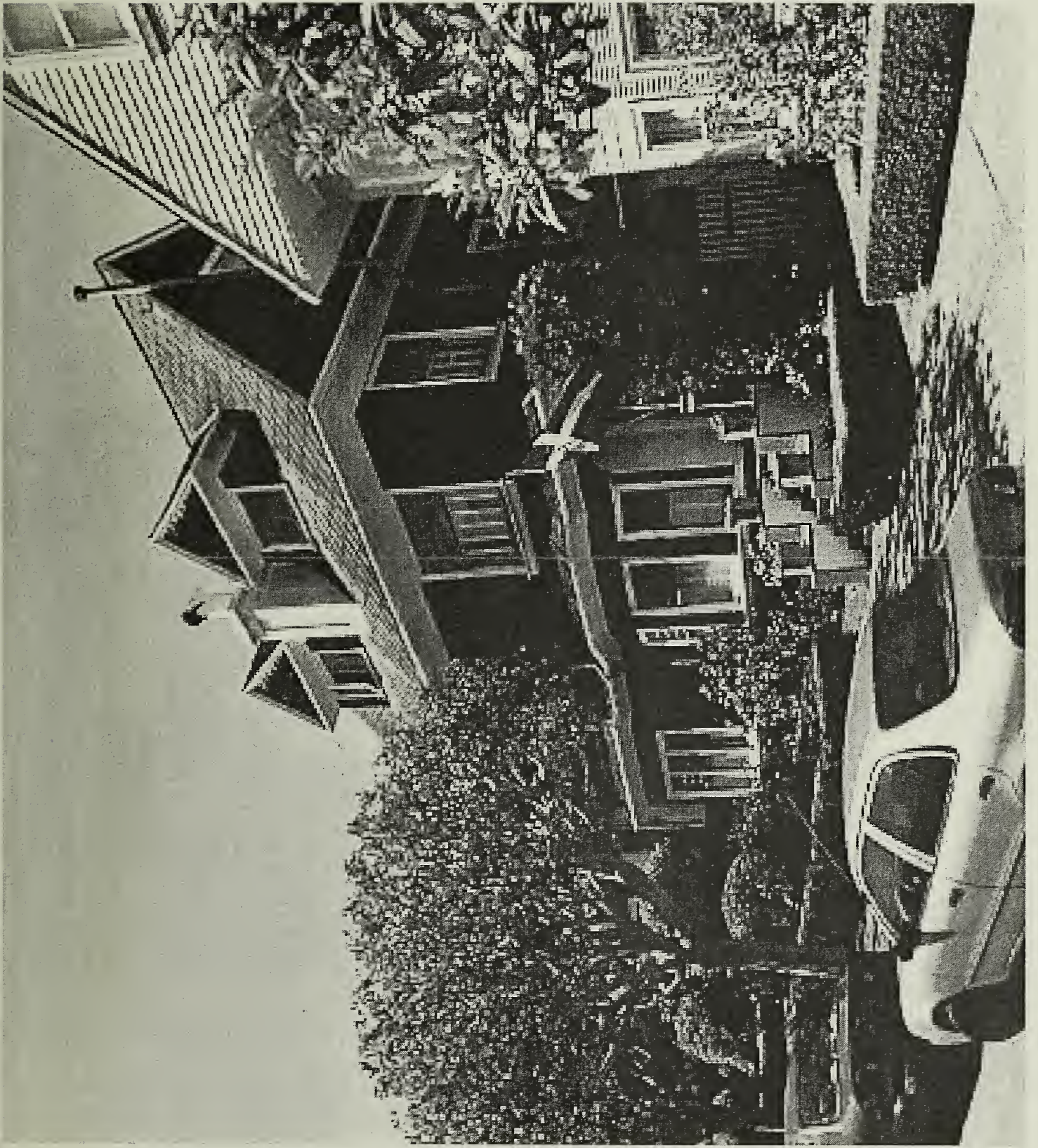
Tina Tam, Senior Preservation Planner

Date: 1-17-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0394E_2857 Broderick.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

NOV 29 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR 11 2011

(For Staff Use Only) Case No. 2010.1089E

Address: 541 Conger St.
Block/Lot: 6764/009 010

Signed (owner or agent):

SEAN WONG

Date:

NOVEMBER 29, 2010

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Jason Keel</u>	Telephone No.	<u>202-731-0985</u>
Address	<u>541 Congo Street</u>	Fax No.	
	<u>San Francisco, California 94131</u>	Email	<u>keel.jason@gene.com</u>
Project Contact	<u>Steven House AIA</u>	Telephone No.	<u>415-474-2112 ext.12</u>
Company	<u>House + House Architects</u>	Fax No.	
Address	<u>1499 Washington Street</u>	Email	<u>steven@houseandhouse.com</u>
	<u>San Francisco, California 94109</u>		

Site Information

Site Address(es):	<u>541 Congo Street</u>		
Nearest Cross Street(s)	<u>Melrose Avenue</u>		
Block(s)/Lot(s)	<u>Block 6764, Lots 9 and 10</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>3,453 square feet</u>	Height/Bulk District	<u>40-foot height limit</u>
Present or previous site use	<u>Residential</u>		
Community Plan Area (if any)			

Project Description please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☒ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$275,000</u>
Describe proposed use <u>Single Family Residence</u>			

Narrative project description. Please summarize and describe the purpose of the project.

The 541 Congo Street property consists of two adjacent lots 9 and 10 at the southwest corner of Congo Street and Melrose Avenue. A Lot Line Adjustment application has been submitted to the Department of Public Works to combine both lots into one property. The existing home is a 1,598 square-foot two-story single-family residence over a 750 square-foot garage/storage area. The proposed project consists of updating the interior finishes of the existing home and adding a 474 square foot, two-story, 30 foot high addition on the north side of the house. The first floor of the addition includes expanding the living room, and the second floor includes a new master bedroom and bathroom. Every effort has been made to adhere to the San Francisco Residential Design Guidelines to respect the neighborhood character, maintain existing views, include materials that are compatible with the existing residence, and preserve the existing trees. The addition respects the existing architecture, is set back and articulated to maintain the neighborhood character, and provides a pedestrian scale to the streetscape. The location of the addition on the north side of the house minimizes its impact on adjacent homes, provides an articulated facade to the side street, Melrose Avenue, rather than the blank side facade that currently exists, and will be almost completely obscured within the existing mature trees.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA). * A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. A Lot Line Adjustment application to merge lots 9 and 10 into one property was submitted to DPW on October 5, 2010 and is currently being processed.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,348 sf	2,348 sf	474 sf	2,822 sf
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	2,348 sf	2,348 sf	474 sf	2,822 sf

Dwelling units	1			1
Hotel rooms				
Parking spaces	1			1
Loading spaces				
Number of buildings	1			1
Height of building(s)	34 feet		30 feet	34 feet
Number of stories	2 stories over garage		2	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(1)

[Signature]

2-9-2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 541 Congo Street
Block/Lot: 6764/010
Case No.: 2010.1089E
Date of Review: March 4, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves constructing a two-story horizontal addition at the north side of the building. The project would add approximately 474 square-feet of area to the existing 2,348 square-foot residential building.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that the subject building was constructed at another location in 1909 and moved to the subject property circa 1950 when it first appears on Sanborn Maps. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the west side of Congo Street between Mangels Avenue to the south Stillings Avenue to the north, in the Glen Park neighborhood. The subject lot measures 3,446 square feet as a result of the merger of lots 009 and 010, and is located within a RH-1 (Residential, House, One-Family) zoning district and within a 40-X height and bulk district. The neighborhood is defined by small-scale, multi-story, single-family buildings with a variety of styles and eras represented. Mid-century architecture is the most dominant design influence within the immediate neighborhood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 541 Congo Street is a one and a half-story over garage, wood framed structure, with a gabled roof. The building is an example of an Edwardian era vernacular cottage. The ground floor of the building is sided in stucco and features a garage entrance and terrazzo stairs that access the second floor entry. The second floor features three structural bays at the front, two slanted bay windows that flank a centered entry. The top floor features two dougled hung vinyl windows beneath a gable with a wall surface that is clad in patterned shingles. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation, dated November 19, 2010, prepared by Circa. Staff concurs with the findings of the report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building was constructed in 1909 according to Assessor's records but it does not appear on Sanborn Maps until 1950. The building's appearance on Sanborn Maps in 1950 coincided with its ownership by Sven Swanson (1948 – 1958), who is listed in city directories as a "house mover". Mr. Swanson is also the first owner listed as a resident in city directories as a resident of 541 Congo Street. Although there is no documented evidence, it is highly likely that the subject building was moved to the subject property some time between 1948 and 1950. The building's original location and is unknown. Since 1948, the property is not associated with events that have made a significant contribution to our local, regional, or national history and therefore it does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The information suggests that the building was moved to the subject property from an unknown location. Theresa Gerscher was the earliest known owner of the subject property although she was not a resident. There are no ownership records for the property for the period from 1939 to 1947. The building's first appearance on Sanborn Maps in 1950 coincided with its ownership by Sven Swanson (1948 – 1958), who is listed in city directories as a "house mover". Mr. Swanson is also the first owner listed in city directories as a resident of the property. Neither Mr. Swanson nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed in 1909 as an Edwardian era vernacular cottage. Records indicate that the building was moved to the subject property some time between 1948 and 1950. The patterned shingles beneath the front gable are building's most unique feature. The original designer is unknown but it is likely that the building's design was taken from a pattern book since the building style is common within the City's historically working class residential neighborhoods. As such, the building does not appear to be the work of a master and it does not possess high artistic values. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The subject property is not located within a potential district and there are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 3/9/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Vernaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\541 Congo St..doc

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 541 Congo Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 541 Congo Street

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Block: 6764/Lot:010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-a-half-story over garage residence sits at the southwest corner of the Congo Street and Melrose Avenue intersection in the Glen Park neighborhood of San Francisco. The residence is situated on a rising hilltop accessed by a steep and narrow street (Congo) with views towards Bernal Heights. The street is lined with early twentieth century wooden cottages, modest stucco houses from the 1930s and 40s, and flat roofed buildings of the 1950s and 60s. Melrose Avenue continues to rise up toward the west with similar property types.

Topped by a steeply-pitched, front facing gable roof clad in composition shingles, this wood frame single-family residence occupies a wooded corner lot with back and side (north) yard open space enclosed by a modern wood fence. A shed dormer dominates the south roof plane. The prominent front (east) gable face is clad in patterned wood shingles and punctuated by two vinyl one-over-one double hung windows. The gable face flares out slightly over the centered primary entrance and side bays, each with three, one-over-one vinyl windows. Shaped wood brackets frame the gable finish at the flared eave line and the window and door openings at the entry level are framed by flat sawn wood trim. The secondary elevations are clad in painted wood shiplap siding and the garage level walls and enclosed entry stair railings are clad in stucco. Terrazzo stairs provide access to the glazed wood entry door and a brick planter attaches to the front of the stucco stair wall just north of the driveway and garage entry door. One, one-over-one double hung wood window and a multi-pane glazed entry door are visible on the rear (west) elevation and a small single pane window punctuates the shed dormer at the south elevation. The property appears to be in good condition.

*P3b. Resource Attributes: HP2. Single Family Property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: Front elevation

*P6. Date Constructed/Age and Sources: c.1910 (est.)

☒ Historic ☐ Prehistoric

☐ Both

*P7. Owner and Address:

Jason A Keel
541 Congo Street
San Francisco, CA94101

*P8. Recorded by:

Circa: Historic Property Development
582 Market Street
Suite 1800
San Francisco, CA 94104

*P9. Date Recorded: November 2010

*P10. Survey Type: Intensive

*P11. Report Citation: 541 Congo Street HRE by Circa: Historic Property development (19 November 2010)

*Attachments: ☐ NONE ☐ Location

Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # 541 Congo Street

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential
*B5. Architectural Style: Queen Anne/Folk Victorian
*B6. Construction History: (Construction date, alterations, and date of alterations)
See attached memo. Unknown build date, various alterations 1980-1995.
*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: B4. Present Use: Residential
*B8. Related Features: Original Location:

- B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme: Area: San Francisco
Period of Significance: Property Type: Applicable Criteria: NRHP/CRHR/Local
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sales Ledger research indicates that Theresa Gerscher (later Theresa Naumann) purchased the subject lot from the Crocker Estate Company in 1916. City directories indicate that neither Theresa Naumann nor later owners Alfred Naumann and Edmund Holl resided at 541 Congo Street during the tenure of their ownership. The limited reverse address research resources available did not show a property at 541 Congo Street in 1933 or 1940. Sven Swanson purchased the property in May 1948 and is listed in city directories as a "house mover" by occupation. Because directory research does not indicate that a residence existed at this address in 1933, and the Queen Anne/Folk Victorian style residence would have been built prior to this date, it is possible that this later owner, Sven Swanson, moved an earlier residence to the subject property after purchasing it in 1948. This would explain why the subject property, which stylistically dates to ca.1910, does not show up in earlier Sanborn maps or city directories. Sven Swanson is also the first owner listed in city directories as resident at 541 Congo Street.

Donald E. Moore, a sheetmetal worker, purchased the property from Swanson in 1954 and lived there with his wife for about four years before selling it to Elena T. Matawaran. Matawaran resided elsewhere and used 541 Congo Street as a rental for the next fifteen years. Renters including Glen Jones, a construction worker (1960); Robert Cardenas, a teamster (1963 and again in 1970); and Mrs. Claire Sweeney (no occupation listed, 1964-65) resided here during this time. No additional biographical information was found for these or later residents of 541 Congo Street. The current owner, Jason Keel, purchased the property in June 2010.

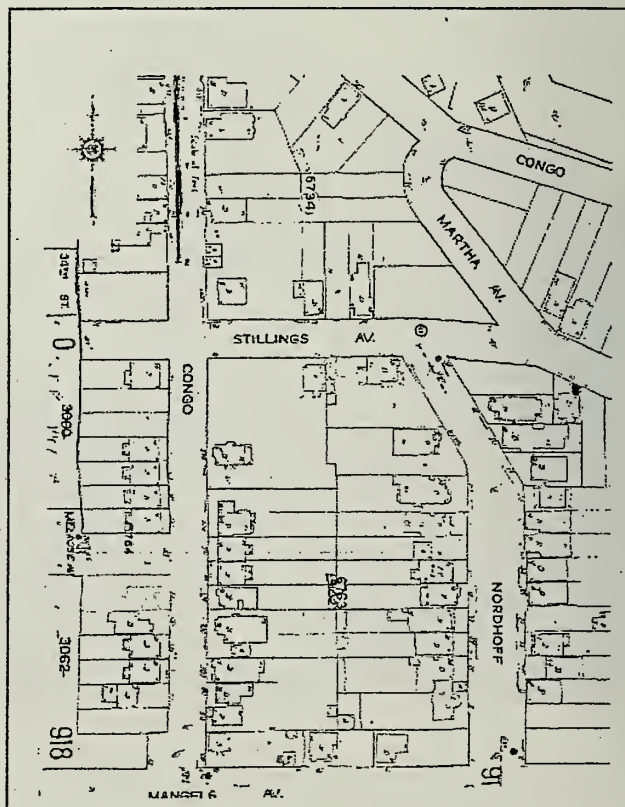
Research did not indicate that the property is eligible for listing as a historic resource on the National Register of Historical Places, the California Register of Historical Resources, or for local listing. See attached memo for full evaluation.

- B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
See attached memo for references (HRER for 541 Congo Street completed by Circa: Historic Property Development in November 2010).

- B13. Remarks:
Location map by Circa using 1950 Sanborn map. Subject property in yellow.

- *B14. Evaluator: Sheila McElroy
Circa: Historic Property Development
582 Market Street, Suite 1800
San Francisco, CA 94104
*Date of Evaluation: November 2010

(This space reserved for official comments.)





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.1029E
Project Title: 1268 Lombard Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0500/015
Lot Size: 4,726 square feet
Project Sponsor: Toby Morris, Kerman / Morris Architects
(415) 749-0302
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves construction of a new 4-unit, 5-story, 13,243-square-foot residential building on a vacant lot. The building would measure approximately 40' tall and 103' deep. The project site is located on a block bounded by Chestnut Street, Lombard Street, Larkin Street, and Polk Street. The proposed project requires Conditional Use Authorization per San Francisco Planning Code Sections 209.1 and 303.

EXEMPT STATUS:

Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303(b))

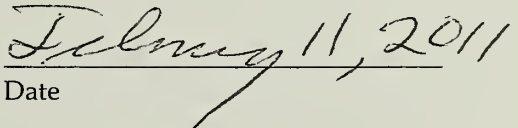
REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Toby Morris, Project Sponsor
1268 Lombard Street LLC, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Farrell, District 2
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

FEB 15 2011

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REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is not a historical resource. The property is a vacant parcel and contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the parcel's proximity to a potential California Register-eligible historic district. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 1268 Lombard Street property appears to be located within the setting of a potential California Register-eligible historic district. The subject property is adjacent to (across the street from and three lots west of) the boundary of the potential historic district. The district appears to be eligible for listing under Criterion 1 (Event) and Criterion 3 (Architecture) as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century. Because the subject property no longer retains a building or structure that would contribute to the district, the site does not appear to contribute to the district. As such, the property is not considered a historic resource for the purposes of CEQA.

Since the property was determined to be located within the setting of a potential California Register-eligible historic district, the Planning Department assessed whether the proposed project would materially impair the district. The Department concurs with the analysis presented in architectural historian William Kostura's *Study of the Effect of the proposed New Building at 1268 Lombard Street on a Nearby Potential Historic District* that the proposed project would not have an adverse effect on off-site historical resources, including the adjacent historic district. The design of the new construction would be compatible with the architectural character of the potential district, thereby preserving the setting and feeling of these resources. Specifically, the project design would be compatible with the character of the neighborhood for the following reasons:

- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties, retaining a stepping pattern of buildings along the north side of Lombard Street.
- The setback at the east side of the building would reduce the mass of the new structure as viewed from Lombard Street so that the relative size of the building would be perceived as similar to the surrounding buildings.

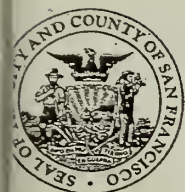
¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, December 15, 2010.

- The proposed painted wood cladding, wood trim/fascia, and wood-framed windows and doors would be in keeping with the traditional materials found on the block and within the historic district.
- The fenestration pattern includes a rectangular projecting bay element and paired window units with narrow lights that would relate well to the traditional fenestration patterns found on the block.
- The projecting cornice element and frieze are a contemporary interpretation of the cornices found on the Victorian-era buildings on the block, which would help to relate the new building to its context.
- The proposed new design would employ a level of ornamentation (including the trim-work, pent-roofed entrance, metal picket railing, and tile-work) that is comparable but more subdued than that found in the historic buildings on the block. This would create an appropriate subordinate relationship between the new building and the historic buildings that would allow the district contributors to stand out more prominently in the streetscape.

For these reasons, the proposed project would have no adverse effect on the potential historic district located in the vicinity of the project site.

The proposed project would involve the construction of a new 4-unit, 5-story, 13,243-square-foot residential building. CEQA State Guidelines Section 15303(b), or Class 3, provides for new construction of multi-family residential structures totaling no more than four dwelling units on a single parcel. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would create four dwelling units on a single parcel. The proposed project therefore meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1268 Lombard Street
Block/Lot: 0500/015
Case No.: 2009.1029E
Date of Review: December 14, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☐ Alteration☒ New Construction

PROJECT DESCRIPTION

The proposed project involves construction of a new 4-unit, 5-story, 13,243-square-foot residential building. The building would measure approximately 40' tall and 103' deep. Please see plans dated December 3, 2010 for details.¹

PRE-EXISTING HISTORIC RATING / SURVEY

The property is a vacant lot and contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the lot's proximity to a potential California Register-eligible historic district.²

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property (1268 Lombard Street, Assessor's Block 0500, Lot 015) is a 34' x 137.5' vacant lot located on the north side of Lombard Street between Polk and Larkin Streets in a portion of the Russian Hill neighborhood referred to as the West Slope in William Kostura's *Russian Hill the Summit*.³ The site is zoned RH-3 (Residential, House District, Three-Family) and is in as 40-X Height and Bulk District. The lot is located on a block that was largely spared from the destruction of the 1906 Earthquake and Fire, resulting in a collection of buildings dating from the mid-19th century through the present. In general, the West Slope of Russian Hill is composed of a mixture of single and multi-family residences dating predominantly from the post-1906 period.

¹ An emergency demolition permit was issued on March 13, 2009 by the Department of Building Inspection to demolish a Victorian-era, two-unit, two-story cottage located at the subject property. The project under review by the Department is limited to the review of the new construction project as the emergency demolition project was exempt from further environmental review.

² This environmental review considers the existing conditions of the site at the time of the application. Therefore, the historic resource status of the demolished building is not pertinent to the current review.

³ Kostura, William. *Russian Hill the Summit; 1853-1906*. Aerie Publications: San Francisco, 1997.

Kostura has identified the West Slope of Russian Hill as a potential historic district comprised of most of the properties within Assessor's Block 0501 and the six properties located at the east end of Lombard Street within Assessor's Block 0500.⁴ The district appears to be significant as a collection of pre- and post-1906 residential architecture containing a wide yet cohesive range of turn-of-the-century styles (Italianate, Stick East-Lake, Queen Anne, Classical Revival, Shingle, and Spanish Revival) with "fine detailing and traditional compositions." The district is also noted for the theme of Shingle-style houses and flats and the addition of shingles to 19th century houses. The period of significance is identified as 1876-1928, a period representing the changing aesthetics in residential architecture of this portion of Russian Hill at the turn-of-the-century.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

The subject property located at 1268 Lombard Street appears to be located within the setting of a potential California Register-eligible historic district. The district appears to be eligible for listing under Criterion 1 (Event) and Criterion 3 (Architecture) for the reasons discussed above. Because the property no longer retains a building or structure that would contribute to the district, the site does not appear to contribute to the district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon William Kostura's *Study of the Effect of the Proposed New Building at 1268 Lombard Street on a Nearby Potential Historic District*, dated November 2, 2009 (attached). Staff concurs fully with the findings of the Kostura report.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject lot, without the original cottage building, does not retain sufficient character-defining features to convey the property's association with pre- and post-1906 development in this area of Russian Hill. The single remaining feature of the site which conveys an association with the pre-1906

⁴ Kostura, William. *The West Slope of Russian Hill: A Historical Context and Inventory of Historic Resources for Residential Buildings around Lombard and Larkin Streets*. San Francisco, CA. Adopted by the Historic Preservation Commission in October 2009, and on file at the San Francisco Planning Department located at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

development in this area is the slope at the front of the lot, which likely resulted from the change in grade that occurred along Lombard Street in the 1890s. When the cottage was extant, a bridge spanned this sloped area to give access to the main level of the cottage. This single landscape feature is not a sufficiently strong association with the past to qualify under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject property is associated with a line of blue collar and clerical tenants and owners who lived in the cottage between the early 1860s and the 1930s. None of these persons can be considered to be individually significant in our local, regional, or national past. However, in William Kostura's DPR form for the property dated November 2000, he argues that the property's association with several generations of people representing an important economic and social class in the history of San Francisco should qualify the property for listing under this criterion. This association with the lives of blue color and clerical workers is no longer conveyed by the property without the cottage in which they lived. Therefore, the property does qualify under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The house that previously occupied the site was constructed in 1861 for Robert Price, a laborer. It was a one-story-plus-basement Italianate cottage that had been covered with wooden shingles at a later date.⁵ An emergency demolition permit was issued on March 13, 2009 by the Department of Building Inspection to demolish a Victorian-era cottage. Without the building, the property does not retain sufficient historical integrity to qualify under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☐ Retains	☒ Lacks
Materials:	☐ Retains	☒ Lacks

There are no remaining buildings, structures, or objects located at the property to convey the site's historic relationship to the adjacent potential historic district. The site's location and setting are the

⁵ Kostura, p. 13.

only remaining elements of the historic property and are not sufficient to convey historic significance related to the collection of pre- and post-1906 residential buildings in the area dating from 1876-1928.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Staff concurs with the analysis presented in William Kostura's study that the proposed project would not have an adverse effect on off-site historical resources.⁶ The subject property is adjacent to (across the street from and three lots west of) a potential historic district and alterations to the site may affect the setting of that district. The design of the new construction would be compatible with the architectural character of the potential district, thereby preserving the setting and feeling of these resources. Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties, retaining a stepping pattern of buildings along the north side of Lombard Street.

⁶ Please note that the project has been revised since the November 2009 analysis to further improve the new building's compatibility with the district.

- The setback at the east side of the building will reduce the mass of the new structure as viewed from Lombard Street so that the relative size of the building will be perceived as similar to the surrounding buildings.
- The proposed painted wood cladding, wood trim/fascia, and wood-framed windows and doors will be in keeping with the traditional materials found on the block and within the historic district.
- The fenestration pattern includes a rectangular projecting bay element and paired window units with narrow lights that relate well to the traditional fenestration patterns found on the block.
- The projecting cornice element and frieze are a contemporary interpretation of the cornices found on the Victorian-era buildings on the block, which help to relate the new building to its context.
- The proposed new design employs a level of ornamentation (including the trim-work, pent-roofed entrance, metal picket railing, and tile-work) that is comparable but more subdued than that found in the historic buildings on the block. This creates an appropriate subordinate relationship between the new building and the historic buildings that allows them to stand out more prominently in the streetscape.

For these reasons, the proposed project will have no adverse effect on the potential historic district located in the vicinity of the project site.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: 11/11/2011

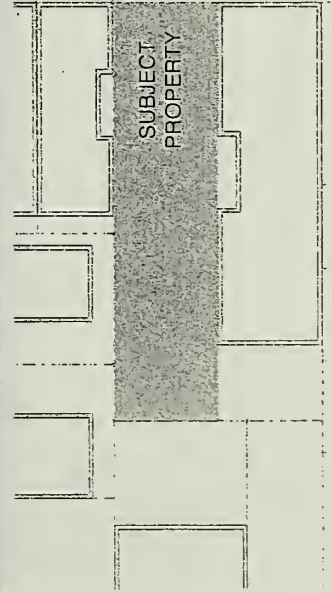
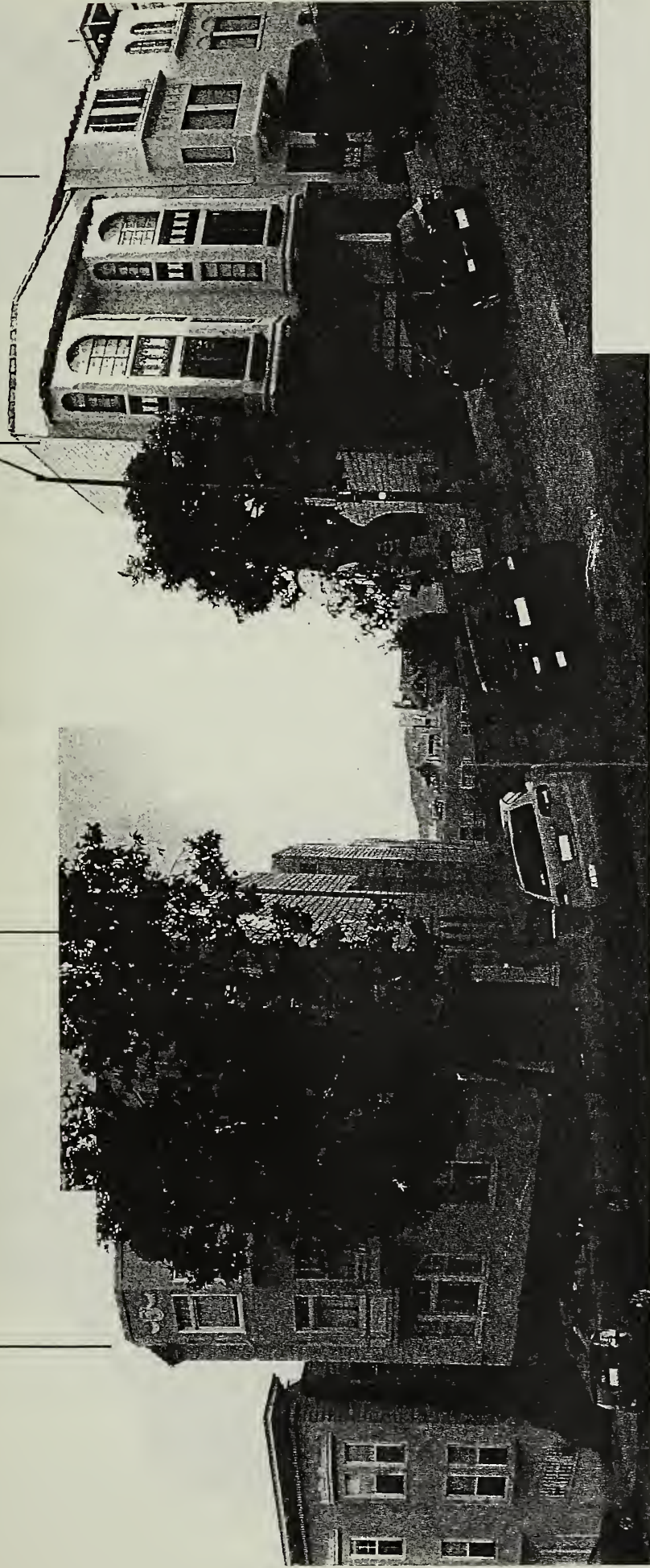
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\1268 Lombard\2009.1029E_1268 Lombard_HRER memo.doc

ADJACENT PROPERTY
BLOCK 0500/ LOT 016

SUBJECT PROPERTY
BLOCK 0500/ LOT 015

ADJACENT PROPERTY
BLOCK 0500/ LOT 014



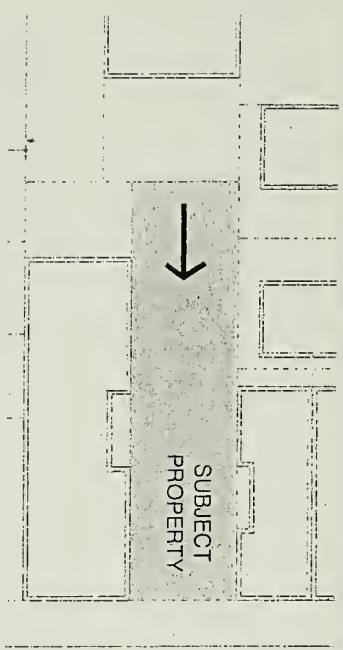
SUBJECT PROPERTY: 1268 LOMBARD STREET
BUILDINGS ON SAME BLOCK

KERMAN MORRIS ARCHITECTS 10/21/2009

← ADJACENT PROPERTY
BLOCK 0500/ LOT 014

SUBJECT PROPERTY
BLOCK 0500/ LOT 015

ADJACENT PROPERTY
BLOCK 0500/ LOT 016 →



KERMAN MORRIS ARCHITECTS 10/21/2009

SUBJECT PROPERTY: 1268 LOMBARD STREET
REAR VIEW



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
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Environmental Evaluation Application

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The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No.:

2010.11155

Date:

Address:

Block/Lot:

12.01.10

1436 Sanchez St

6591/008

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Joshua Mogal</u>	Telephone No.	<u>650-776-7867</u>
Address	<u>903 Noe St.</u>	Fax. No.	<u>415-874-9701</u>
	<u>San Francisco, CA 94114</u>	Email	<u>josh@ecohistorical.com</u>
Project Contact	<u>Joshua Mogal</u>	Telephone No.	<u>650-776-7867</u>
Company	<u>eco+historical homes</u>	Fax No.	<u>415-874-9701</u>
Address	<u>903 Noe St.</u>	Email	<u>josh@ecohistorical.com</u>
	<u>San Francisco, CA 94114</u>		

Site Information

Site Address(es):	<u>1436 Sanchez St.</u>		
Nearest Cross Street(s)	<u>Duncan St.</u>		
Block(s)/Lot(s)	<u>6591/008</u>	Zoning District(s)	<u>RH2</u>
Site Square Footage	<u>2278</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>27-1 Family Dwelling</u>		
Community Plan Area (if any)	<u>NA</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	<u>LEED Platinum Gut Rehab</u>	Estimated Cost	<u>\$300,000</u>

Describe proposed use Unchanged

Narrative project description. Please summarize and describe the purpose of the project.

This 1903 single family home has been vacant for 5-6 years and has suffered from decades of neglect. Current garage was built in 1924 and the concrete is not in the best condition. We're proposing replacing the existing garage in kind and replacing the entire foundation with an upgraded seismically-sound reinforced concrete foundation with proper drainage. The footprint will only be expanded in the rear to match similar bump-outs by neighbors on both sides. The addition will add a Family Room to the main level and a bedroom below grade where there is currently an unfinished basement. Wall dormers will be added to the rear of the roof to recapture lost space on the top level due to the very steep roof pitch.

The rest of the home will have all toxics removed, be fully insulated and made air tight with insulated windows and doors as well. New electrical, plumbing, and HVAC will be installed. The newly-remodeled home will retain its historic character inside and out while improving the floor plan on each floor and optimizing use of interior space. The project has been registered with the USGBC and should achieve either LEED Gold or Platinum status, utilizing FSC lumber, sustainable materials, sustainable and formaldehyde-free insulation, Greenpipe, electric air-source heat pump, hot water heat pump, motion-based lighting controls throughout, LED lighting, greywater reuse, rainwater capture, fly ash concrete, zero-VOC paint, Energy Star appliances, etc.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2134	2134	867	3001
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	455	455	0	455
Other (specify use)	0	0	0	0
Total GSF	2189	2189	867	3456
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	38'10.5"	38'10.5"	0	38'10.5"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Home is 3 stories over sidewalk-level garage which will be retained.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1436 Sanchez St
Block/Lot: 6591/008
Case No.: 2010.1115E
Date of Review: January 25, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the building by: (1) replacing the projecting semi-attached garage at the front of the lot; (2) constructing a new foundation; (3) constructing a rear addition at the basement, and first floors; (4) constructing vertical addition/dormers set back 11' from the front building wall, with smaller dormers at the front and (5) removing the windows, interior partitions and finishes for a reconfigured layout and expansion into the previously unfinished basement including realignment of the basement and upper floor floorplates and the insertion of a new structural system.

The project expand the existing 2,589 gross square foot-structure by an additional 867 square feet, resulting in a 3,455 square-foot, single-family residence. The existing height of the building is 38'10 1/2" and will remain unchanged.

1436 Sanchez Street is a 2 1/2 story-over-garage, single-family residential building constructed in 1904 in a row of four similarly designed buildings. The existing residential building displays a simple Victorian style, and features a painted wood façade with wood trim and a gabled roof form over the building. The garage building is a simple concrete structure with a flat roof form and a wooden door and sidelights built into the hillside below the dwelling.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water company records indicate that domestic water supply was turned on for this property on July 17, 1904. The garage building was constructed in 1924. The property is not included on any historic surveys and it is not listed on the National or California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because both are older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a block bound by 27th Street, Duncan, Noe and Sanchez Streets, within an RH-2 (Residential, House Two-Family) Zoning District in the Noe Valley neighborhood.

The residential building, constructed in 1904, appears to have been constructed as part of the last wave of residential development in the area. The subject property appears on the 1905 Sanborn Fire Insurance Map, which demonstrates that the area was largely built out at that time.

While portions of the Noe Valley neighborhood may contain potential historic districts, the immediate blocks surrounding the subject property have not been formally surveyed; however, a row of ornate 1890s Victorian dwellings on the north side of this block were identified in the 1976 Architectural Survey, and may be historical resources.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: N/A

There are no apparent potential historic districts that would include this property. While it is in a row of four nearly identical properties that were developed at the same time, issues of integrity at each of the buildings preclude any potential district from being eligible for the California Register.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The building, built in 1904, with a garage addition in 1924 is a modest example of a Queen Anne cottage built at the turn of the last century. Several similar cottages are found generally in the Noe Valley neighborhood and within a block of this property specifically. These property type identifications do not constitute a significant association in our local, state or national history to qualify an individual property for the California Register.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

The builder of the property is unknown. The land it was built on was owned by William, C.C., and Henry Duncan in partnership with L.H. Jacobs in 1901. C.G. Stuhr signed for the water connection in 1904. It is associated with subsequent owners: Daniel and Annie McGloin and their son Daniel J. McGloin (c.1906-1920) and Ms. Louise L. Jones (1920-2009). None of the identified persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property was by an unknown builder. The simplicity of the building, modest and formulaic architectural style, lack of distinctive characteristics of a type, region or method of construction indicates that it does not meet the level of significance for eligibility to the California Register under this registration criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject property retains integrity of location, association, workmanship, setting, and materials. The addition of the garage affected the integrity of feeling, and design. Overall the property can be said to have integrity.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project**

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

A row of 1890s Victorian dwellings on the north side of this block were identified in the 1976 Architectural Survey, and may be historical resources. The proposed project includes no physical alteration to the 1890s buildings. Retention of the subject building's façade will maintain the character of the blockface such that nearby historic resources would not be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 2-14-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2010\2010.1115\Historic Resource Evaluation Report.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

DEC 16 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2010.1135E

Date:

12/16/10

Address: 352 RICHMOND AVE

Block/Lot: 574A / 062

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DOCUMENTS DEPT

FEB 17 2011

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner MARK BLOOM + CYNTHIA VAUGHN Telephone No. (415) 794-8551
Address 352 RICHLAND AVE Fax No. —
SF, CA 94134 Email MARKBLOOM@hotmail.com
Project Contact MARC OJANEN Telephone No. (415) 398-3002
Company OJANEN CHIOU ARCHITECTS LLP Fax No. (415)
Address 1290 SUMMIT ST. Ste 210 Email MOJANEN@OSEARCH.NET
SF, CA 94109

Site Information

Site Address(es): 352 RICHLAND AVE, SF, CA 94134
Nearest Cross Street(s) ANDOVER / MURRAY
Block(s)/Lot(s) STAA / 002 Zoning District(s) RH-2
Site Square Footage 2500 Height/Bulk District 40-X
Present or previous site use SINGLE-FAMILY RESIDENCE
Community Plan Area (if any) —

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) — Estimated Cost 100,000

Describe proposed use SINGLE-FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

TO INCREASE LIVING SPACE AND IMPROVE FUNCTIONALITY. SCOPE INCLUDES RECONFIGURATION OF FRONT ENTRY PORCH, BEDROOM + LIVING ROOM INTO ENCLOSED MUDROOM, ENLARGED FOYER AND 2 BEDROOMS, ENLARGE KITCHEN AND DINING AREA WITH EXTENSION INTO REAR/SIDE YARD. CONVERT ATTIC INTO HABITABLE SPACE. ADD CONNECTING STAIR TO ATTIC AND BASEMENT.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☐
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <u>PARKING VARIANCE</u>	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1853	1853	360	2213
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	160	160	0	160
Other (specify use)	0	0	0	0
Total GSF	2013*	2013	360**	2373

Dwelling units	1	1	0	1
Hotel rooms	—	—	—	—
Parking spaces	1	1	0	1
Loading spaces	—	—	—	—
Number of buildings	1	1	0	1
Height of building(s)	23'	23'	0	23'
Number of stories	1	1	1	2

Please describe any additional project features that are not included in this table: **Basement + Ground**

*** INCLUDES ATTIC SPACE, ** INCLUDES FLOOR EXPANSION**

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 - Existing Building

[Signature] 2/15/11

Richard Seave



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 352 Richland Avenue
Block/Lot: 5744/062
Case No.: 2010.1133E
Date of Review: February 15, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project includes alterations to the existing two-story 1,853 sq. ft. residence. These alterations consist of renovations to the primary façade facing Richland Avenue, construction of a rear addition, and installation of two dormers and two skylights on the roof. The primary façade alterations include construction of a front porch, reconfiguration of the main entryway, and installation of a large picture window. The proposed project is depicted in architectural drawings prepared by Ojanen_Chiau Architects LLP, dated December 16, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906-07).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a 25' x 100' rectangular shaped lot with frontage on Richland Avenue, between Murray and Andover Streets in the Bernal Heights neighborhood. The property is located within RH-2 (Residential House, Two-Units Per Lot) Zoning District and a 40-X Height and Bulk District. The immediate area is mixed in character and consists largely of two-story residential properties. The predominant architectural styles in the area include Contractor Modern, Modern, Mediterranean Revival, and Vernacular.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: Based on the criteria, staff finds that the subject building is not eligible for inclusion in the California Register of Historical Resources individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Supplemental Information Form for Historic Resource Evaluation (dated December 10, 2010, prepared by Preservation Architecture), the subject property was originally constructed in 1906 as a narrow one-story building located on the eastern portion of the subject lot. No architect was uncovered/listed for the subject property. The 1914 Sanborn Fire Insurance Map shows a narrow wood-frame residence and a carriage house, which once occupied the full width of the rear portion of the lot. By 1950, the Sanborn Fire Insurance Map shows that the original property had been altered to the property's existing configuration with a basement level, garage, driveway, two-story gable-roof portion, and a narrow rear portion (likely the original residence). Most of the alterations to the property over its lifetime have occurred primarily to the interior, and include alterations of the living and bedroom (1920), re-cladding with asbestos siding and replacement of a double window with a single window (1939), foundation upgrades (2002), and remodeling of the kitchen and bath (2008). Based upon this history, the subject property does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore the subject property is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1906, the subject building is a two-story over basement, wood frame, residence with a gable roof and a narrow rear addition (likely the original residence). The building is clad in wood shingles on front façade and clapboard wood siding on the rear façade. The building's fenestration consists of double-hung wood-sash windows. The building has no discernible architectural style, and is vernacular in character.

As a turn-of-the-century residence, the subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. No architect was uncovered. Therefore, the subject property does not appear to be eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The subject property is not likely to yield information important to a better understanding of prehistory or history; therefore, the subject property does not appear to be eligible for listing in the California Register under Criterion 4 (Information Potential).

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Not applicable.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from the early 1940s to 1960s. The majority of buildings on this block of Richland Avenue do not display a high level of visual continuity. It does not appear that this block of Richland Avenue is eligible for listing as an historic district. Therefore, there do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, Senior Preservation Planner

Date: 2-14-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

SC: G:\Documents\2010.1133E 352 Richland Ave\HRER_352 Richland Ave_2011-02-15.doc



Fig.2 - 352 Richland Ave., Front (north) View (MH-2010)



Fig.3 - 352 Richland Ave., Partial Front (north) View (MH-2010)

Summary of Historic Records

CCSF Permit Records

Dec. 15, 2008:

"Remodel kitchen and bath"; Mark Bloom, owner; Vector Construction, builder.

Feb. 7, 2002:

"Upgrade foundation"; Kate Kanley, owner; Delta Design, eng./arch.

Feb. 12, 1939:

"Apply J.M. 105 U Grey asbestos siding on front of building. Remove double windows in bay and replaced with a single window"; John Forrest, owner; F.J. Dunn Roofing & Siding Co., contractor.

Nov. 16, 1920:

"Alteration of two front rooms (Living Room + Bedroom)"; C.H. Peck, owner.

Property Ownership (based on Assessors records and directory listings)

2008-present: Mark Bloom

c2002-2008: Kate K. Rosenberger

1953-c1994: Stanford C. and Lauretta F. Colvin

1947-1953: John A. and Thelma Sutter

1945-1947: Horace E. and Myrtle I. Pyeatt

1925-1945: John F. and May Forrest

1923-1925: John and Annie O'Gara

1920-1923: Clarence H. and Helen Peck

1919-1920: Louis G. and Delia Calderon

1914-1919: Abraham and Sarah Rabenovitch

1913: L. Wireman

c1906-c1913: Unknown

SF History Room Biographical Index (under names of selected owners)

Peck, Forrest, Colvin: no listings

SF Directory listings (identifying professions of selected owners)

C.H. Peck: shoecutter.

John F. Forrest: fireman (1925); mechanic (1939); shopman (1943).

Stanford C. Colvin: City & County Public Welfare Department.

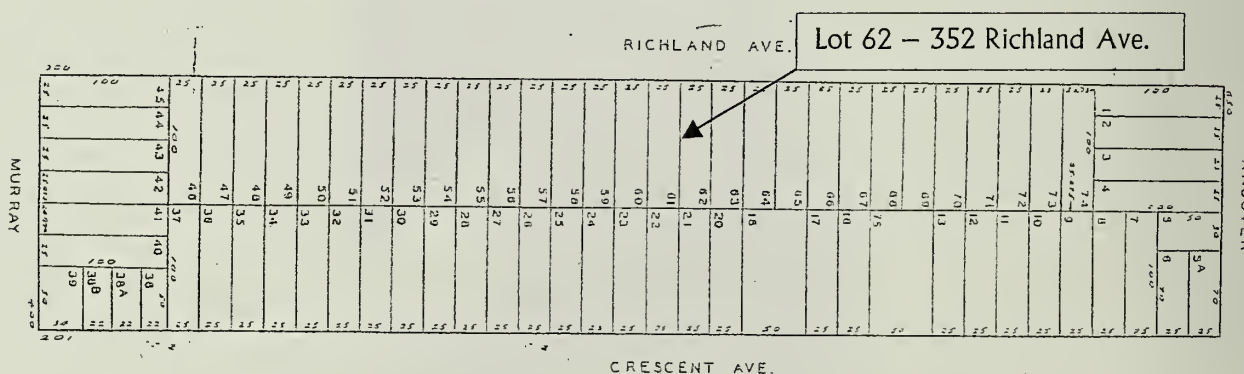


Fig.1 - 352 Richland Ave., Assessor Block Map (north is up)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0457E
Project Title: 441-443 Linden Lane
Zoning: RTO (Residential Transit Oriented)
40-X Height and Bulk District
Block/Lot: 0818/049
Lot Size: 3,262 square feet
Project Sponsor: Mark Topetcher / Topetcher Architecture
(415) 359-9997
Staff Contact: Mary Brown – (415) 575-9074
mary.brown@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves construction of a new two-unit, 4-story, 4,062 sq. ft. residential building on a vacant lot. The building would measure approximately 40' tall and 40' deep. The project site is located on a block bounded by Linden Lane, Laguna Street, Octavia Boulevard, and Fell Street in the Hayes Valley Neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303(b))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

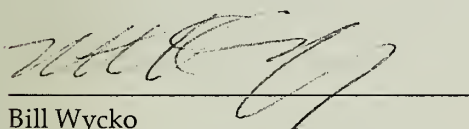
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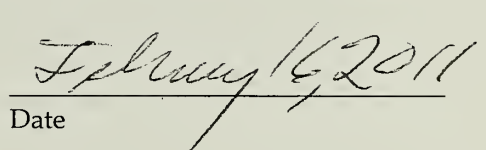
FEB 23 2011

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DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Mark Topetcher, Topetcher Architecture, Project Sponsor
Mike Klestopf, Property Owner
Mary Brown, Preservation Planner

Aaron Hollister, Neighborhood Planner
Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is not a historical resource. The property is a vacant parcel and contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the parcel's location within a determined eligible California Register historic district. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 441-443 Linden Lane property is located within the California Register-eligible Hayes Valley Residential historic district. The district is eligible for listing under Criterion 3 (Architecture) as a collection of pre- and post-1906 residential architecture containing Victorian- and Edwardian-era styles. The period of significance is identified as 1860-1920. Because the subject property no longer retains a building or structure, the site does not appear to contribute to the district. As such, the property is not considered a historic resource for the purposes of CEQA.

Since the property was determined to be located within the setting of a California Register-eligible historic district, the Planning Department assessed whether the proposed project would materially impair the district. The Department determined that the proposed project would not have an adverse effect on the existing eligible historic district. The design of the new construction is compatible with the architectural character of the eligible district, thereby preserving the setting and feeling of these resources. Specifically, the project design would be compatible with the character of the neighborhood for the following reasons:

- The roof deck setback will reduce the mass of the new structure as viewed from Linden Lane so that the relative size of the building will be perceived as similar to the surrounding buildings.
- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties.
- The proposed stucco cladding is in keeping with the stucco alterations of contributing and non-contributing buildings on the block. The recessed entryway and painted wood cladding at the entryway and garage door are compatible with the traditional materials and entry patterns found on the block and within the determined eligible historic district.
- The fenestration features a rectangular projecting bay with paired double-hung windows and relates well to the traditional fenestration patterns found on the block.

¹ Memorandum from Mary Brown, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, January 26, 2011.

- The projecting cornice element above the bay and at the roofline is a contemporary interpretation of the cornices found on Victorian- and Edwardian-era buildings on the block, which helps to relate the new building to its context.
- The short set of steps at the entryway is in keeping with entryway steps found on the subject block and the narrow streets located with the determined eligible historic district.
- The proposed new design employs contemporary ornamentation – such as a slightly projecting member that vertically divides the projecting bay – that is subtle enough to be compatible with historic buildings on the block. Due to the stucco cladding, similar massing, compatible window fenestration, and minimally visible terrace and setback upper story, the proposed design is subservient to the historic buildings on the block, allowing the original buildings to stand out more prominently in the streetscape.

For these reasons, the proposed project would have no adverse effect on the potential historic district located in the vicinity of the project site.

The proposed project would involve the construction of a new 2-unit, 4-story, 4,062 sq. ft. residential building. CEQA State Guidelines Section 15303(b), or Class 3, provides for new construction of multi-family residential structures totaling no more than four dwelling units on a single parcel. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would create two dwelling units on a single parcel. The proposed project therefore meets the criteria of Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 441-443 LINDEN LANE
Block/Lot: 0818/049
Case No.: 2010.0457E
Date of Review: January 26, 2011
Planning Dept. Reviewer: Mary Brown
(415) 575-9074 | mary.brown@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

*Planning
Information:*
415.558.6377

PROPOSED PROJECT ☐ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project consists of new construction of a four-story residential building on a vacant lot located within the California Register eligible Hayes Valley Residential Historic District. This district was documented and updated during the Market and Octavia Area Plan survey effort and the survey findings were adopted by the Planning Commission in 2009.

As proposed, the project would add a two-unit, 4,062 sq. ft. residential flats building to an existing vacant lot. The vacant lot measures 27.5' x 55'. As proposed the subject building would measure 40' in height above grade. Please see plans dated January 18, 2011 for details.

PRE-EXISTING HISTORIC RATING / SURVEY

The vacant lot is a non-contributing feature of the determined eligible Hayes Valley Residential Historic District. A review of Sanborn maps indicates that a three-story, three-unit flats building occupied the site in 1950. It is unclear when that building was demolished. The lot is currently fronted with a one-story wall that is punctured by a tall garage door and a pedestrian entry. From the street, the wall reads as an automobile garage, however it is not an enclosed structure and is open to the elements. The property contains no historic buildings, structures, or objects. The site is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the lot's location within a determined eligible California Register historic district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property (441-443 Linden Lane, Assessors Block 0818, Lot 049) is located on a narrow side street in the Hayes Valley neighborhood. The site is zoned RTO (Residential Transit Oriented) and is in as 40-X Height and Bulk District. Linden Lane is characterized by two- to three-story flats buildings constructed in the late 1880s to early 1900s. These buildings typically are clad in channel drop wood siding and feature squared or angled bay windows, projecting cornices, and ornamentation including block modillions and dentils. Fenestration typically consists of double-hung wood sash windows set in

pairs, tripartite configuration and/or bays that project over the sidewalk. Buildings are typically built to the front lot line without a set-back. Directly across the street from the subject property is a two-story concrete industrial building that features expansive steel sash windows at the upper story. Roof forms on this block are flat or gabled, though due to the narrowness of the street, the roof forms are typically not visible from the street right of way.

Styles include flat front Italianates, Stick/Eastlake, and Classical Revival. Several of the three-story flats building are arranged in a 6-unit Romeo flats configuration. Most buildings on this block are contributors to the eligible Hayes Valley Residential Historic District.

Hayes Valley was one of the first areas to develop in the Western Addition, a major tract platted and opened for development after the Van Ness Ordinance of 1855 cleared land titles in the outlying Pueblo Lands. Unlike much of the early Victorian city, the blocks of the southern half of the Western Addition—including the subject blocks in the district—are bisected into smaller half-blocks by narrow east-west streets with botanical names, such as Ivy, Linden, Rose, and Hickory.

The narrow blocks resulting from this type of subdivision have influenced the pattern of development in a way that is not typical of the rest of the Market & Octavia survey area. Rather than the usual arrangement of narrow 25' wide lots meeting each other at the rear, these so-called "through blocks" have frontage on two parallel streets. Most of the lots in Hayes Valley measure 25' or 27 1/2' x 120'. Over time, lots have been subdivided or merged to suit individual building projects, with double lots measuring 55' wide, but the overall through-block pattern persists. Generally, larger houses face the more major streets and alley frontage is either vacant or occupied by auxiliary buildings or smaller dwellings.¹ The subject block of Linden Lane primarily features these smaller two- to three-story dwellings, though the subject block also includes several auxiliary structures such as one-story automobile garages.

The period of significance for the Hayes Valley Residential Historic District is identified as 1860 to 1920. The district is significant for its Victorian- and Edwardian-era architecture and contains 530 contributing buildings.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

¹ Department of Parks and Recreation District form for the Hayes Valley Residential Historic District Update. Produced by architectural consultants Page & Turnbull for the San Francisco Planning Department, January 2008.

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property at 441-443 Linden Lane is located within the setting of a California Register-eligible historic district, the Hayes Valley Residential Historic District. The district is eligible for listing under Criterion 3 (Architecture) for the reasons discussed above. Because the property no longer retains a building or structure that would contribute to the district, the site does not contribute to the district. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register.

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register. While the subject property is not eligible for Register, it is located within an identified eligible historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject lot, without the original flats building, does not retain sufficient character-defining features to convey the property's association with Victorian- and Edwardian era development in this area of Hayes Valley.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

No persons of known historical significance appear to have been associated with the subject property.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Little is known about the flats building that previously occupied the site. As indicated on Sanborn Fire Insurance Maps from 1929 and 1950, it was a rectangular plan, three-story, three-unit flats building with a flat front at its primary facade. In the absence of this original building, the property does not retain sufficient historical integrity to qualify under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Note: The subject property is not eligible for the California Register; therefore, an investigation into its integrity was not conducted. There are no remaining historic buildings, structures, or objects located at the property to convey the site's historic relationship to the adjacent potential historic district.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Below is an evaluation of the proposed project against the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties - specifically, under Standard 9 of the *Standards for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

As detailed below, the proposed new construction will not destroy the historic materials, features and spatial relationships that characterize the determined eligible Hayes Valley Residential Historic District. The fenestration configuration, cladding, rooftop setback, cornice treatment, and ornamentation are compatible with and do not detract from the determined eligible historic district.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed new construction is compatible with the existing determined eligible historic district. The design of the new construction is compatible with the architectural character of the Hayes Valley Residential Historic District, thereby preserving the setting and feeling of these resources.

Specifically, the project design is compatible with the character of the neighborhood for the following reasons:

- The roof deck setback will reduce the mass of the new structure as viewed from Linden Lane so that the relative size of the building will be perceived as similar to the surrounding buildings.
- The height of the proposed building at the street wall would be in keeping with the heights of the adjacent properties.
- The proposed stucco cladding is in keeping with the stucco alterations of contributing and non-contributing buildings on the block. The recessed entryway and painted wood cladding at the entryway and garage door are compatible with the traditional materials and entry patterns found on the block and within the determined eligible historic district.
- The fenestration features a rectangular projecting bay with paired double-hung windows and relates well to the traditional fenestration patterns found on the block.
- The projecting cornice element above the bay and at the roofline is a contemporary interpretation of the cornices found on Victorian- and Edwardian-era buildings on the block, which helps to relate the new building to its context.
- The short set of steps at the entryway is in keeping with entryway steps found on the subject block and the narrow streets located with the determined eligible historic district.
- The proposed new design employs contemporary ornamentation – such as a slightly projecting member that vertically divides the projecting bay – that is subtle enough to be compatible with historic buildings on the block. Due to the stucco cladding, similar massing, compatible window fenestration, and minimally visible terrace and setback upper story, the proposed design is subservient to the historic buildings on the block, allowing the original buildings to stand out more prominently in the streetscape.

For these reasons, the proposed project will have no adverse effect on the potential historic district located in the vicinity of the project site.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, *Senior Preservation Planner*

Date: 2-10-2011

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

G:\MBrown\HRER\441-443Linden



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

OCT 21 2010

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

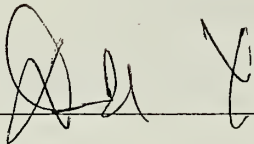
FEB 23 2011

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2010.1013E

Address: 7327 Gary Blvd.

Block/Lot: 1507/038

Signed (owner or agent):  Date: 10/5/10

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Kwan Tam Yin & Cindy Lee</u>	Telephone No.	<u> </u>
Address	<u>7327 Geary Blvd.</u>	Fax No.	<u> </u>
	<u>San Francisco, Ca</u>	Email	<u> </u>
Project Contact	<u>Donald Yu</u>	Telephone No.	<u>408-550-6102</u>
Company	<u> </u>	Fax No.	<u> </u>
Address	<u>750 Lawton St.</u>	Email	<u>dyu@yuflux.com</u>
	<u>San Francisco, Ca</u>		<u> </u>

Site Information

Site Address(es):	<u>7327 Geary Blvd.</u>		
Nearest Cross Street(s)	<u>38th Ave</u>		
Block(s)/Lot(s)	<u>1507/038</u>	Zoning District(s)	<u>RM-1</u>
Site Square Footage	<u>2495</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u> </u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u> </u> Estimated Cost <u> </u>		

Describe proposed use 2 Unit Multi-Family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to construct a vertical addition of 19'-11" and a front horizontal addition of 14'-3" and a rear horizontal addition of 12'-0", which includes a new garage. A Historical Resource Evaluation is required because the building in question was constructed in 1906 and therefore exceeds 50 years

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

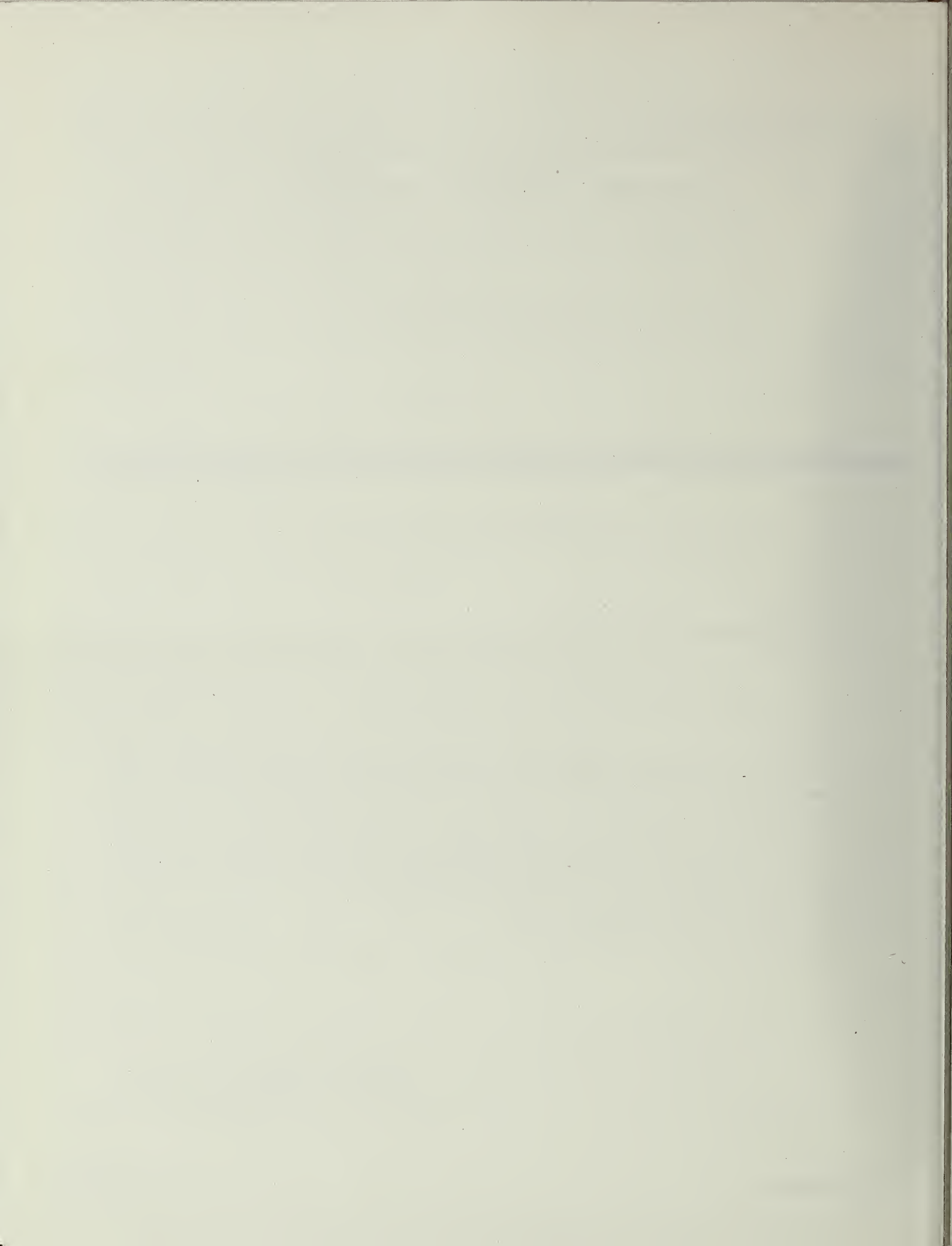
Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1010	1010	4093	5103
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	433	433
Other (specify use)	0	0	0	0
Total GSF	1010	1010	4526	5536
Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	17.1	17.1	19.9	37
Number of stories	1	1	3	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1(l) and 3(b) pertaining to de facto demolition of one single-family residence and construction of a duplex.

Shelley Cutler 2/16/11
Approved Shelley Cutler/Cutler





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 7327 Geary Boulevard
Block/Lot: 1507/038
Case No.: 2010.1013E
Date of Review: January 7, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration☒ New Construction

PROJECT DESCRIPTION

The project is a de facto demolition per Planning Code Section 1005 and for the purposes of this review. The project includes construction of a four-story addition at the front and rear of the building and a two-story addition at the roof of the existing building. The project will add approximately 4,526 square feet to the existing 1,010-square foot building for a total new area of 5,536 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed circa 1906, is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,500-square-foot parcel is located on the south side of Geary Boulevard between 37th and 38th Avenues in the Outer Richmond neighborhood and in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of Geary Boulevard were constructed between 1906 and 1920 in the Edwardian and Period Revival styles; however, there are multiple buildings on the block dating from the mid-century.

Development in the Richmond neighborhood began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are no identified historic resources located on the subject or opposite block face. Blocks in the surrounding area each contain several scattered buildings that were identified in the 1976 Architectural Survey and that may be considered potential historic resources. There are no identified historic districts in the area.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Donald Yu.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Also, the development of the property is not significant to the overall development pattern in the Richmond neighborhood. The building represents one of the several cottages that were constructed in the Richmond prior to the first wave of large-scale residential development. The property is therefore determined not to be eligible under this criterion.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject building appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The property is therefore determined not to be eligible under this criterion.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building was constructed in a vernacular form with no formal style. According to a review of the building permit record for the property, the building appears to have been moved on the lot in 1926 and possibly raised to accommodate a basement and new foundation. An addition was also constructed at the side of the building in the same year. The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction. The building does not represent a master architect or possess high artistic value. Furthermore, the

surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. Although many of the buildings on the subject block and opposite block-face date were constructed in the same period, the majority of the properties lack historic integrity or are contemporary infill buildings. The subject building is therefore determined not to be eligible under this criterion either as an individual resource or as part of a potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since no period of significance is identified for this building, its historic integrity cannot be assessed. However, it may be noted that in 1926 the building was moved on the lot and a room was added to the side of the building.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposed new construction would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

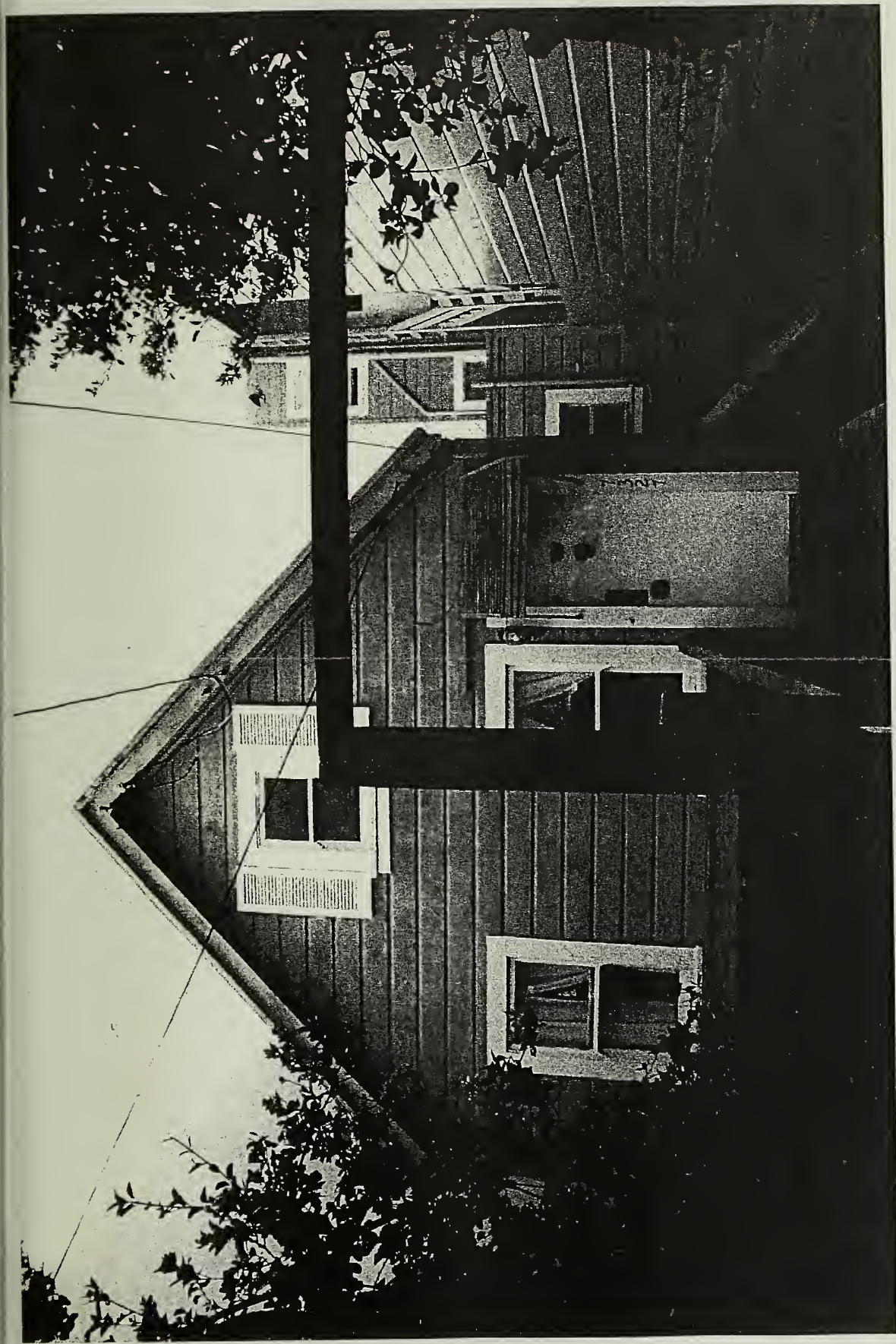
SENIOR PRESERVATION PLANNER REVIEW

Signature: *5ma2*
Tina Tam, *Senior Preservation Planner*

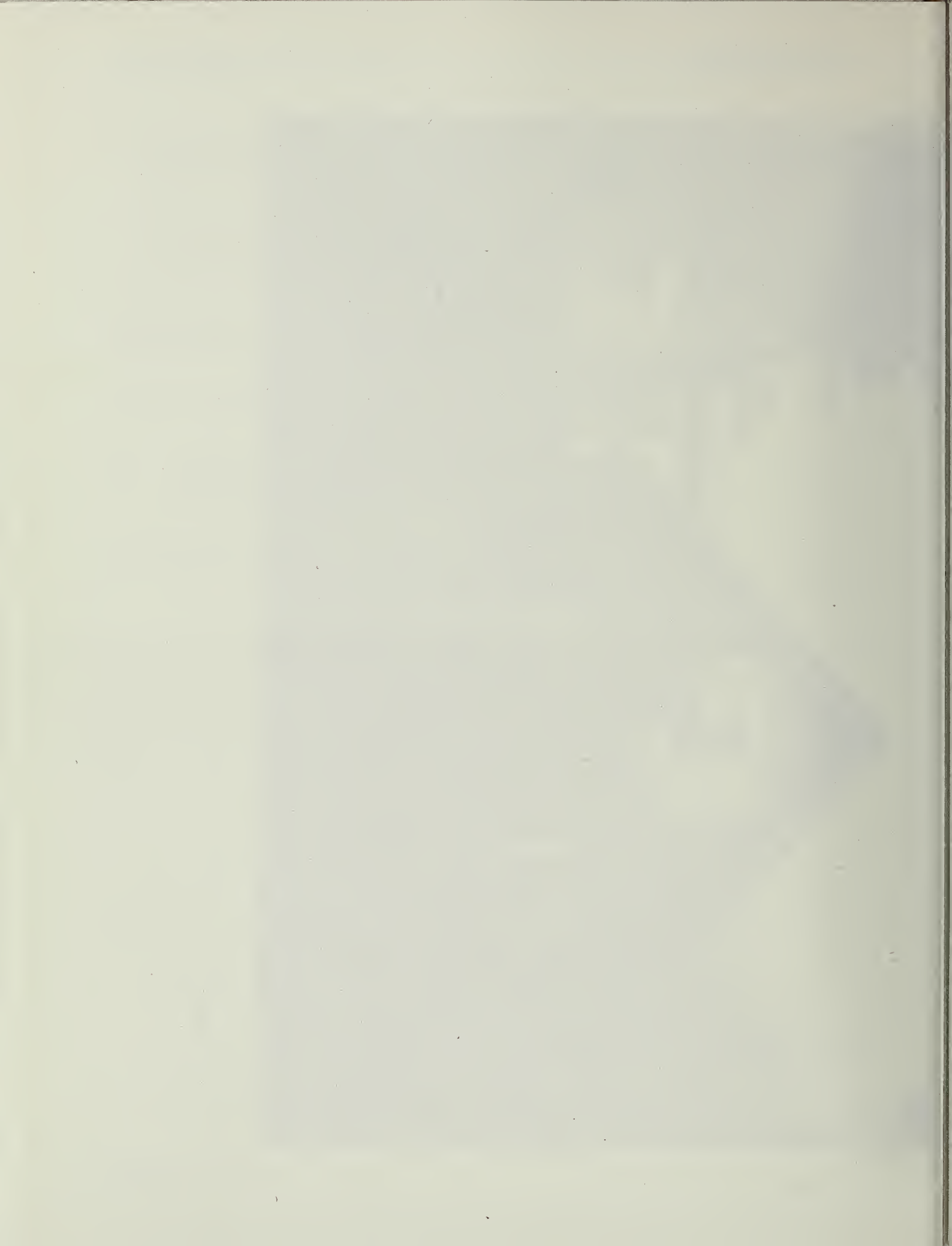
Date: 2/15/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, *Neighborhood Planner*

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.1013E_7327 Geary.doc



Front Façade facing North





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0944E
Project Title: AT&T "Lightspeed" Network Upgrade
Block/Lot: Multiple Locations
Project Sponsor: Michael Edwards, AT&T California, (415) 644-7043
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

AT&T proposes to upgrade its residential communications network to a high-speed data transmission technology referred to as "Lightspeed," which would enable new services, including internet protocol television. To provide these new services, AT&T would expand its fiber-optic network throughout the City by placing additional fiber through its existing copper conduit currently used for telephone lines. Specifically, AT&T would install up to 726 metal, either tan or light green, 51.7-inches-wide by 26-inches-deep by 48-inches-high communications cabinets in the public right-of-way to house the Lightspeed electronics. The precise locations of the proposed new cabinets have not been identified; however, all new cabinets would be located within 300 feet of an existing AT&T Serving Area Interface (SAI) cabinet, also

(Continued on next page.)

EXEMPT STATUS:

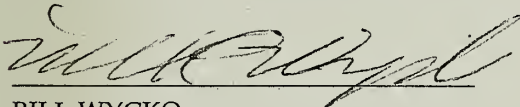
Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

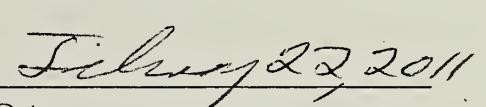
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Michael Edwards, Project Contact
M.D.F.
Board of Supervisors
Distribution List

Bulletin Board
Dan McKenna, Department of Public Works
Historic Distribution List

GOVERNMENT
DOCUMENTS DEPT

FEB 25 2011

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

located within the public right-of-way throughout the City.¹

Each new installation would involve the following work: pairing a Lightspeed cabinet within close proximity to an existing AT&T SAI cabinet (the copper cross-connect box which is already located in the public right-of-way) to make the necessary fiber/copper connections; excavation of up to 48 inches deep would be required for the installation of an approximately 4-foot by 6-foot concrete foundation pad that would support each Lightspeed cabinet; construction of a 3-foot-deep and approximately 10- to 300-foot-long trench run to install conduit from the Lightspeed cabinet to the existing SAI; construction of a 4-foot-deep and approximately 50- to 150-foot-long trench run to connect the new Lightspeed cabinet to an existing power source such as a pole or underground vault; and an additional 3-foot-deep trench may be required if AT&T needs to replace or repair existing underground telephone conduit to accommodate new fiber placement.

In addition, some of the existing SAI cabinets would be enlarged and "re-skinned" with new wiring and room for additional capacity in their existing locations by up to 18 inches in width, 14 inches in diameter, and 16 inches in height, and some would be removed from utility poles, enlarged by up to 7 inches in width, 8 inches in depth, and 39 inches in height, and placed on the ground. The majority of these cabinets would be deployed over a three-year period. Also, in a few locations, SAIs are clustered such that AT&T may be able to further reduce the number of cabinets to less than 726 if appropriate space is available to accommodate a double capacity cabinet. This double capacity cabinet is 50 inches wide by 56.5 inches deep by 48 inches high. A number of existing cabinets would also be enlarged by approximately 6 inches, by adding a bolt to the end panel on the existing cabinet.

AT&T's proposed Lightspeed cabinets would hold the electronics needed to convert the fiber-optic signal to a broadband signal that can be transmitted over its existing copper distribution network. The Lightspeed cabinets would not contain transmitters or wireless devices, and would not emit radio frequency radiation. The Lightspeed cabinets would be equipped with a cooling fan and a back-up battery that would run for up to eight hours during commercial outages. For prolonged outages in residential neighborhoods, generators that are part of AT&T's service vehicles would be used and would run off the power of the vehicle. Diesel generators are also used but are not the preferred method in residential neighborhoods. Another method of providing back up power is to replace the cabinet batteries to extend the power during repair of the power supply. The electronics in these cabinets require that they be placed above ground as a technical matter, as the electronic equipment must be free from moisture and corrosion.

Pursuant to the submitted project proposal, AT&T would locate the proposed new cabinets such that cabinets are located outside of the boundaries of designated historic and conservation districts, and are located within the public right-of-way and not on individual buildings. None of the existing SAI cabinets located within designated historic or conservation districts would be enlarged, "re-skinned," relocated, or

¹ Location maps of the existing SAI cabinets are available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of Case No. 2010.0944E.

have a bolt added. The only proposed Lightspeed work in these districts is potential trenching to install conduit from the proposed cabinet to the existing cabinet, and if AT&T needs to replace or repair existing underground telephone conduit.

The proposed project is subject to the requirements for excavation permits in Article 2.4 of the Public Works Code and the requirements of Department of Public Works (DPW) Order No. 175,566 concerning placement of surface-mounted facilities (SMF) in the public right-of-way.² DPW reviews each application on an individual basis and evaluates the potential for the proposed facilities to impede travel on public streets, inconvenience property owners, or otherwise disturb the use of the public right-of-way by the public. DPW will ensure that persons affected by the installation have an opportunity to be heard before an impartial hearing officer appointed by the Director of DPW. The hearing officer will summarize the evidence and testimony and will make recommendations to the Director, who will make the final determination. In addition, AT&T will provide notice to all residents within 300 feet of the work 48 hours prior to the commencement of work.

In July 2008, the Planning Department issued a categorical exemption for AT&T's 2007 Lightspeed upgrade proposal (Planning Department Case No. 2007.1350E). The categorical exemption was appealed, and during the appeal hearing before the Board of Supervisors, AT&T withdrew their environmental application.³ To address feedback from the City and the public, AT&T submitted a new project (the current proposal) with the following project changes: (1) reduced the number of new cabinets by 124 (from 850 to 726); (2) integrated the power supply meter into the new cabinets, negating the need for an attached power panel; (3) doubled the needed "pairing" distance from new cabinets to existing cabinets (from 150 feet to 300 feet); and (4) removed all proposed new cabinets that would have been located within the boundaries of designated historic or conservation districts.

REMARKS (continued):

Public Views and Aesthetics

In evaluating whether the Lightspeed cabinets would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed utility cabinet contributes negatively to the visual landscape of the City and its neighborhoods. The Planning Department's Initial Study Checklist, which is based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines, indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed Lightspeed installations would not result in any of these conditions, as described below.

² Regulations for Issuing Excavation Permits for the Installation of Surface-Mounted Facilities in the Public Right-Of-Way, DPW Order No. 175,566. This document is available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of Case No. 2010.0944E.

³ AT&T also withdrew all of their pending permit applications (nearly 350) with DPW.

The project sponsor proposes to deploy up to 726 Lightspeed cabinets in a dispersed manner within public right-of-way. The profile of these cabinets would be visible to passersby and observers from nearby buildings, but may not be noticed by the casual observer. The visual impacts of the cabinets would be confined to the immediate areas in which the cabinets are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment (e.g., traffic control cabinets and other utility cabinets). AT&T's cabinet installations would generally be viewed in the context of the existing urban background, and the incremental visual effect of the proposed cabinets would be minimal. In addition, the proposed cabinets would not generate any obtrusive light or glare. The Planning Department reviewed photos of existing cabinets in various locations and the photographs support the Department's conclusion that the cabinets would have a negligible effect on public views and aesthetics.

Pursuant to the submitted project proposal, the proposed cabinets would be located in a manner that would not obstruct pedestrian access, would not intrude on pedestrian "clear zones" at street corners, and would not obstruct the view of any traffic sign, way-finding sign or traffic signal.⁴ AT&T's cabinet placement considerations include setback distances from corners, fire hydrants, transit shelters, kiosks, certified street artist designated areas, and public art work under the jurisdiction of the Arts Commission, except for art on kiosks. If necessary, AT&T would conduct site visits with neighborhood groups to consider location options. Landscaping and screening are also available options for consideration in placing new cabinets. The proposed Lightspeed cabinets would have a graffiti resistant finish and would display a sticker with a toll-free number so that AT&T could proactively remove graffiti. If required for safety, bollards would also be installed.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find the proposed Lightspeed cabinets attractive does not mean that they would create a significant aesthetic environmental impact; they must be judged in the context of the existing conditions. For the proposed Lightspeed project, the context is urban right-of-way that already support similar utility structures dispersed throughout the City. Lightspeed cabinets are thus consistent with the existing, developed environment. The aesthetics of Lightspeed cabinets are similar to other structures in public right-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. Lightspeed cabinets would not be unusual and would not create adverse aesthetic impacts on the environment.

For all the above reasons, installation of the proposed equipment cabinets would not result in a significant adverse effect on public views or aesthetics.

⁴ AT&T's Options for Consideration in Placing Lightspeed Cabinets in San Francisco. This document is attached.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed new cabinets would not result in a significant impact to historic resources.⁵ The analysis and conclusions of the HRER are summarized below.

The proposed 726 new cabinets would be located within public right-of-way, and would not be located on individual buildings. The precise locations of the proposed new cabinets have not been identified. While the new cabinets would be installed within 300 feet of an existing SAI cabinet, none of the proposed new cabinets would be within any designated historic or conservation district.

Based on mapped locations of existing SAI cabinets, the following districts currently contain existing SAI cabinets: Kearney/Market/Mason/Sutter Conservation District, South End Historic District, South of Market Extended Preservation District, Alamo Square Historic District, Buena Vista North Historic District (proposed), Liberty Hill Historic District, and the Dogpatch Historic District. None of the existing SAI cabinets located within these designated historic or conservation districts would be enlarged, "re-skinned," relocated, or have a bolt added as part of the proposed project. The only proposed Lightspeed work in these districts is potential trenching to install conduit from the proposed cabinet to the existing cabinet, and if AT&T needs to replace or repair existing underground telephone conduit.

Although the project sponsor has not precisely identified the locations of the new cabinets, it is possible that a number of new cabinets may be located within documented and undocumented potential historic districts for the purposes of CEQA. It is also possible that a number of the proposed new cabinets would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new cabinets would be located in close proximity to structures or sites that either have or have not yet been documented, but that may be individually eligible for the California Register.

Pursuant to the submitted project proposal, AT&T would locate the proposed new cabinets such that: (1) cabinets are located outside of the boundaries of designated historic and conservation districts, (2) cabinets are screened by landscaping (shrubs and trees) where possible, and (3) cabinets are located within the public right-of-way and not on individual buildings.

Based on the size and the locations of the proposed cabinets, the Department has determined that the project would conform with the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historical Properties (Secretary's Standards)* for any cabinet installations proposed within a potential historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. Cabinets proposed in potential historic

⁵ Historic Resource Evaluation Response Memorandum from Tina Tam, Senior Preservation Planner, to Don Lewis, Planner, Major Environmental Analysis, February 8, 2011. This document is attached.

districts that include character-defining street furniture would be clearly differentiated from historic street furniture, and would not destroy historic materials or spatial relationships that characterize the districts. The proposed new cabinets may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the cabinets in a manner that would allow them to be completely removed without affecting the essential form or integrity of the historic district. The installation of the proposed cabinets would not destroy historic building fabric, and would be reversible. If the equipment is removed in the future, the essential form and integrity of the district and its environment would be unimpaired.

As noted above, the Department has considered the potential of the proposed new cabinets to impair the ability of historical resources, including historic buildings and historic districts, to convey their significance. Based on review of AT&T's submitted project information, the Department has determined that cabinets placed in the public right-of-way within potential historic districts would not impair the district's ability to convey its significance, as the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. It is unlikely that the existence of the proposed cabinets within the public right-of-way would prevent undocumented historic districts or structures from conveying significance.

Pursuant to DPW Order No. 175,566, for any installation(s) on the property of, or adjacent to a designated local, State or National Historic Landmark, in a Local Historic District in Article 10 of the San Francisco Planning Code, in a Conservation Districts designated in Article 11 of the San Francisco Planning Code, in a California Register Historic District, or a National Register Historic District, AT&T will be required to send notice to the Preservation Coordinator of the San Francisco Planning Department and the Historic Preservation Commission.

As noted above, any new cabinet installations that are located within documented and undocumented potential historic districts, would not significantly impact the character-defining features of the district, nor would the proposed new cabinets negatively impact the integrity of the potential historic districts. The Department's determination is that the impact of the proposed cabinets to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

CEQA State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in Section 15303 are the maximum allowable on any legal parcel. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed Lightspeed cabinets are smaller and less noticeable than many of the examples of structures given in Section 15303 as being

categorically exempt, such as single-family homes and multi-family dwellings, and are smaller than many structures where the Planning Department issued this same exemption. Thus, the Lightspeed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where the project would result in a significant cumulative environmental impact (Section 15300.2(b)), where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would damage scenic resources within highway officially designated as a state scenic highway (Section 15300.2(d)), where the project would be located on a site listed as a hazardous waste site pursuant to Section 65962.5 of the California Government Code (Section 15300.2(e)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)). As described below, there are no conditions associated with the Lightspeed facilities that would suggest the possibility of a significant environmental effect under these exceptions.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of up to approximately 726 aboveground cabinets throughout the City. By their minimal nature and widely dispersed locations that do not create significant environmental impacts on historic, archeological, or visual resources, the impacts of the cabinets would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

There is at least one competing vendor providing a similar service to the proposed project, but that vendor's network has already been established, with the majority of their equipment located outside of the public right-of-way. Since all of these existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

State Scenic Highways

Categorical exemptions may not be applied to projects that may result in damage to scenic resources within a highway officially designated as a state scenic highway. While there are eligible scenic highways in the City, there are no officially designated state highways. Therefore, the project would not impact an officially designated state highway.

Hazardous Waste

All Lightspeed facilities would be placed in public right-of-way within street and sidewalk areas. These locations are not listed as hazardous waste sites by the state pursuant to Section 65962.5 of the California Government Code.

Unusual Circumstances

The Planning Department did not find any unusual circumstances that would cause the Lightspeed installations to have a significant effect on the environment. These facilities are not unusual compared to similar utilities structures in the public-right-of way, including other structures also subject to the DPW's Surface-Mounted Guidelines. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

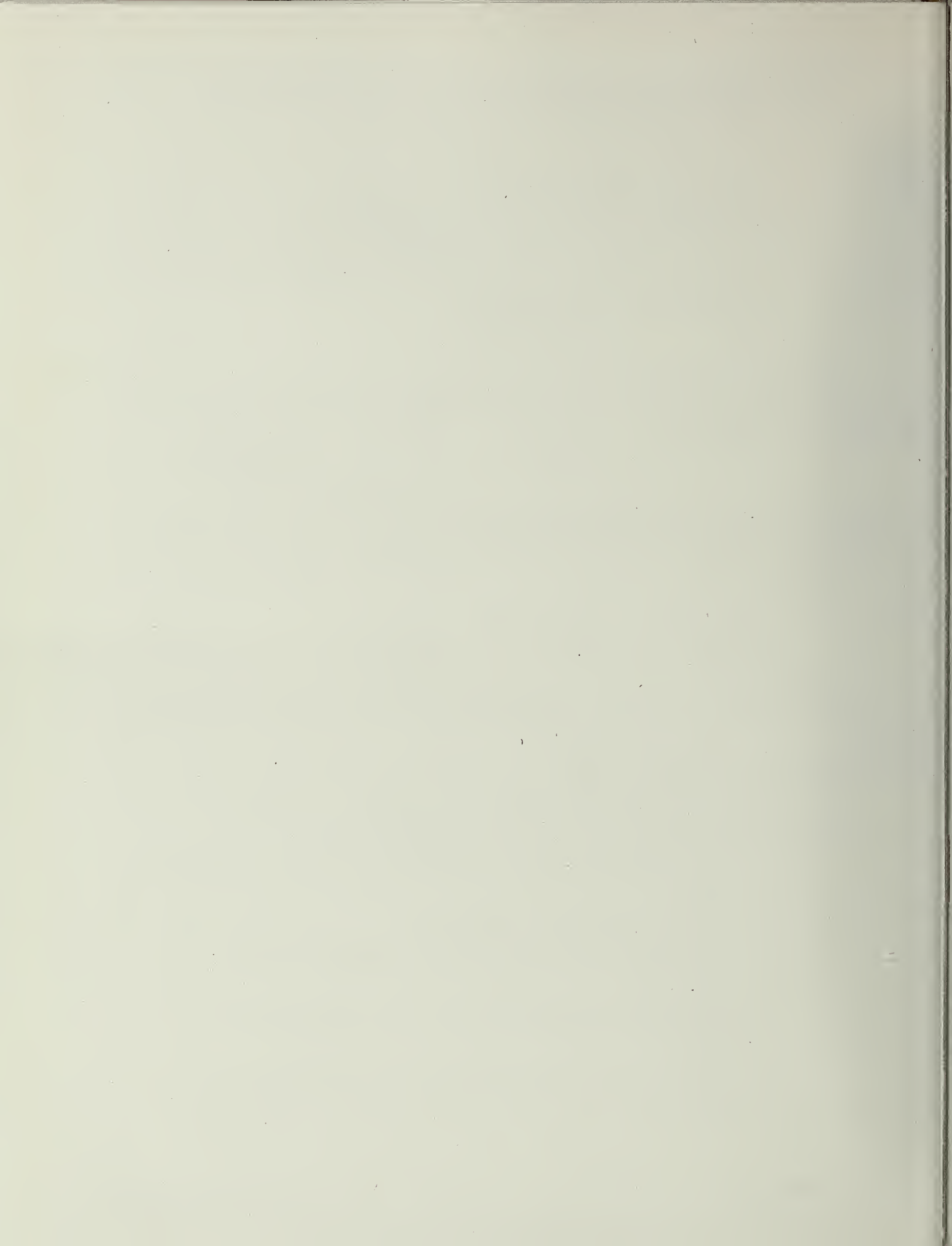
Conclusion

Although the proposed project is not without opposition or controversy, opposition and controversy do not themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate.

As described above, the proposed project would not have a significant effect on historic resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all the above reasons, the proposed project is appropriately exempt from environmental review.

Options for Consideration in Placing Lightspeed Cabinets in San Francisco

Element	Recommended	Available Options		
Type of Cabinet	Reduced sized cabinet with power meter included	Standard cabinet with attached power panel	Larger, double capacity cabinet to combine two cabinets at one location	
Location	Public right-of-way up to 300 feet from SAI	Walk through with neighborhood group to consider location options		
Landscaping if appropriate for site	Replace existing landscaping with new	Street trees within 3 to 5 feet of the cabinets if water available	Planting shrubs adjacent to the cabinets, will extend existing irrigation system	Metal trellis with vines that would screen the street side and top of the cabinet
Screening if appropriate for site	Bollards as required for safety	Decorative bollards	Nearby Community signage	
Graffiti	Graffiti resistant finish and sticker with toll-free number	AT&T crews will proactively remove graffiti	Citizens or City can report graffiti via toll-free number or 3-1-1	
Other cabinet placement considerations	• Cabinets will not obstruct pedestrian access and a minimum of 4 feet of clearance will be maintained. • Cabinets will not intrude on pedestrian "clear zones" at street corners. • Cabinets will be set back a minimum of 5 feet at corners. • Cabinets will be set back a minimum of 18 inches from the face of the curb. • Cabinets will be set back a minimum of 5 feet from fire hydrants. • Cabinets will be set back a minimum of 40 inches from any other above ground structure. • Cabinets will be set back a minimum of 60 feet from an transit shelter and/or kiosk, unless coordinated with the shelter/kiosk. • Cabinets will be set back a minimum of 5 feet from any certified street artist designated area. • Cabinets will be set back a minimum of 60 feet from any public art work under the jurisdiction of the Arts Commission of San Francisco, except for art on kiosks. • Cabinets will not be placed over any stormdrain or other utility facility. • Cabinets will not obstruct the view of any traffic sign, wayfinding sign or traffic signal.			





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Names: AT&T "Lightspeed" Upgrade
Block/Lot: Multiple Locations
Case No.: 2010.0944E
Date of Review: February 8, 2011
Planning Dept. Reviewer: Tina Tam
(415) 558-6325 | tina.tam@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The project proposes to install up to 726 new metal communications electronics cabinets, alter a number of existing cabinets, and insert new equipment into existing cabinets with no alterations in order to upgrade the AT&T network in order to provide fiber optic technology to San Francisco neighborhoods. The project, as proposed, includes:

- **New Cabinets:** The proposed new cabinets would be located on the ground, within public right-of-way. The new cabinets measure 51.7" wide by 26" deep by 48" high and are light tan or light green in color. The proposed new cabinets must be placed in close proximity to an existing Service Area Interface (SAI) cabinet in order to make the necessary fiber/copper connection.
- **Existing SAI Cabinets to be Enlarged in their Existing Locations:** A number of the existing SAI cabinets will be enlarged and "re-skinned" in their current locations. The size of the new SAI "shell" would depend on the size of the existing cabinet in each location. The most common sizes for the new shells are 58" wide by 26" deep by 65" high or 58" wide by 18" deep by 65" high. Existing cabinets could increase up to 18" in width, up to 14" in diameter, and up to 16" in height.
- **Existing Cabinets to be Enlarged and Relocated:** A number of the existing SAI cabinets will be removed from utility poles, enlarged, and placed on the sidewalk within public right-of-way. The existing cabinets measure approximately 33" wide by 12" deep, and range from 30" to 57" in high. New, enlarged cabinets would be located on the sidewalk and measure approximately 51.7" wide by 26" deep by 48" high.
- **Existing Cabinets to Remain In-Place with Minor Alterations:** A number of existing cabinets will be enlarged by approximately 6", by adding a bolt to the end panel on the existing cabinet.
- **No Changes to the Existing Cabinets:** A number of the existing SAI cabinets can accommodate the new equipment with no exterior changes.

PRE-EXISTING HISTORIC RATING / SURVEY

AT&T has provided a map that illustrates the location of all existing SAI cabinets (up to 900 in total) within the City and County of San Francisco. The proposed 726 new cabinets will be located in close proximity to the existing SAI cabinets. There are a number of existing SAI cabinets located within designated historic and conservation districts (see below). However, pursuant to AT&T's submitted project proposal, none of the proposed new cabinets would be located within the boundaries of any designated historic or conservation district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The proposed new cabinets will be located within public right-of-way, and will not be located on individual buildings. None of the proposed 726 new cabinets would be located within a designated historic or conservation district. The precise locations of the proposed new cabinets have not been identified. While the new cabinets would be installed within 300 feet of an existing SAI cabinet, none of the proposed new cabinets will be within any designated district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☐ No ☐ Unable to determine

Persons: or ☐ Yes ☐ No ☐ Unable to determine

Architecture: or ☐ Yes ☐ No ☐ Unable to determine

Information Potential: ☐ Further investigation recommended.

District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Based on mapped locations of existing SAI cabinets, the following districts currently contain existing SAI cabinets. None of the existing SAI cabinets located within these districts would be enlarged, "re-skinned", relocated, or have a bolt added as part of Lightspeed. The only Lightspeed work in these districts is potential trenching.

- Kearney/Market/Mason/Sutter Conservation District
- South End Historic District
- South of Market Extended Preservation District
- Alamo Square Historic District
- Buena Vista North Historic District (proposed)
- Liberty Hill Historic District
- Dogpatch Historic District

Although the project sponsor have not precisely indentified the locations of the new cabinets, it is possible that a number of new cabinets may be located within documented and undocumented potential historic districts for the purposes of CEQA. It is also possible that a number of the proposed

new cabinets will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new cabinets will be located in close proximity to structures or sites that either have or have not yet been documented, but that may be individually eligible for the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Although the project sponsor does not propose to install new cabinets within any designated historic or conservation districts, it is possible that a number of new cabinets may be located within documented and undocumented potential historic districts for the purposes of CEQA.

The Department has considered the potential of the proposed new cabinets to impair the ability of historical resources, including historic buildings and historic districts, to convey their significance. Based on review of AT&T's submitted project information, the Department has determined that cabinets placed in the public right-of-way within potential historic districts will not impair the district's ability to convey its significance, as the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, AT&T will locate the proposed new cabinets such that:

- Cabinets are located outside of the boundaries of designated historic and conservation districts.
- Cabinets are screened by landscaping (shrubs and trees) where possible.
- Cabinets are located within the public right-of-way and not on individual buildings.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)

Although the project sponsor does not propose to install new cabinets within any designated historic or conservation districts, it is possible that a number of new cabinets may be located within documented and undocumented potential historic districts for the purposes of CEQA.

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Based on information submitted by the project sponsor, it appears that AT&T will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*, as applicable, for any cabinet installations proposed within a potential historic district. The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Cabinets proposed in potential historic districts that include character-defining street furniture will be clearly differentiated from historic street furniture, and will not destroy historic materials or spatial relationships that characterize the districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new cabinets may be removed in the future without impairing the essential form and integrity of the historic resource. The proposed project calls for the installation of the cabinets in a manner that will allow them to be completely removed without affecting the essential form or integrity of the historic district. The installation of the proposed cabinets will not destroy historic building fabric, and will be reversible. If the equipment is removed in the future, the essential form and integrity of the district and its environment would be unimpaired.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*. The cabinets will not be installed on any individual buildings and where possible, screened by landscaping (shrubs and trees).

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

As noted above, any new cabinet installations that are located within documented and undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new cabinets negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

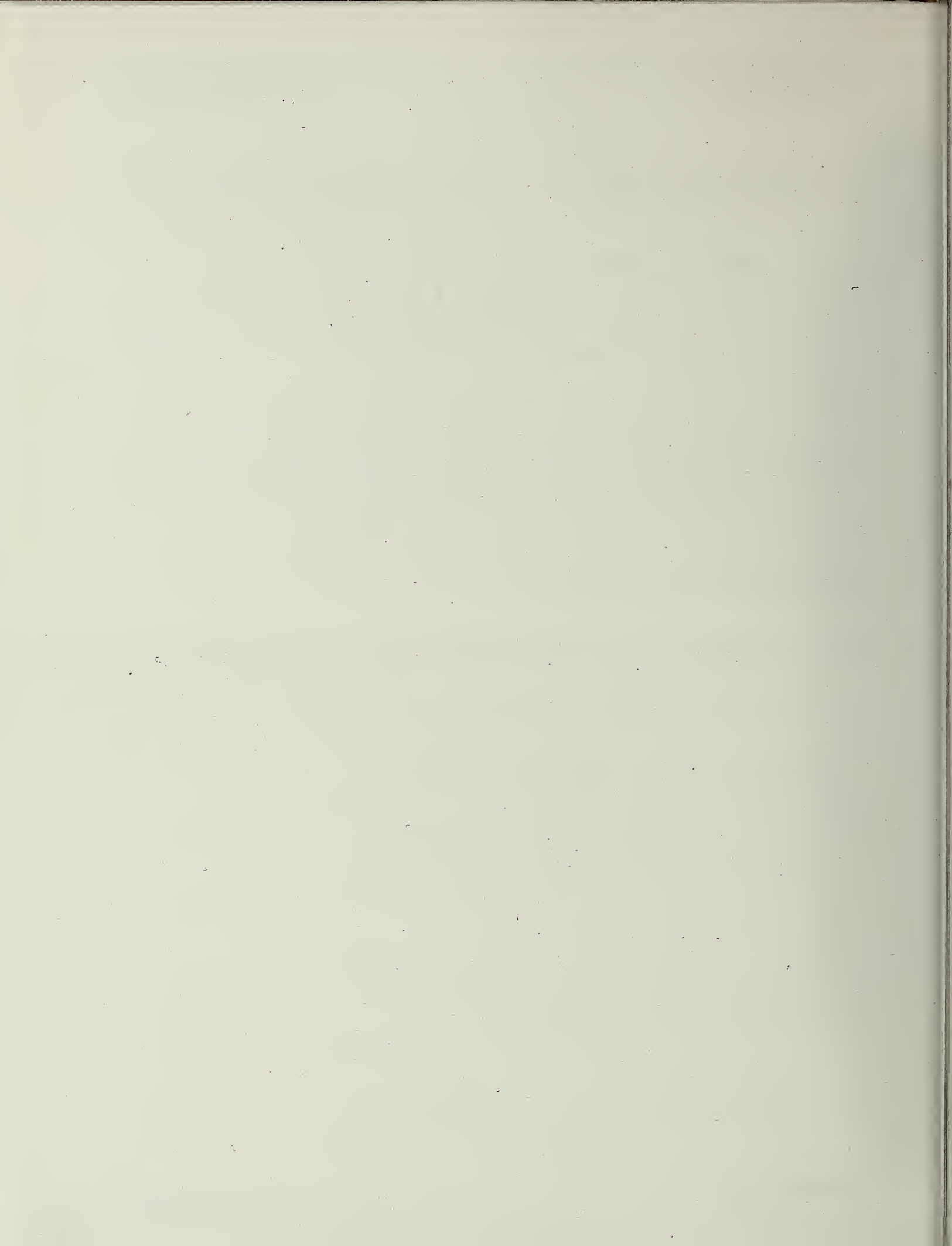
SENIOR PRESERVATION PLANNER REVIEW

Signature: *Smad*

Date: 2-8-2011

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd, Historic Resource Impact Review File





Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 
(For Staff Use Only) Case No. 2010.0960E

v.8.9.2010

Date: 10/18/10 SAN FRANCISCO
Address: 1946-48 SANCIAZ PUBLIC LIBRARY
Block/Lot: 6548/00

GOVERNMENT
DOCUMENTS DEPT

FEB 25 2011

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Patrick Harty</u>	Telephone No.	<u>415-531-6498</u>
Address	<u>1254 41st Ave</u>	Fax No.	<u>N/A</u>
	<u>San Francisco, CA 94122</u>	Email	<u>paddywacks1@aol.com</u>
Project Contact	<u>Van Ly</u>	Telephone No.	<u>415-468-3222</u>
Company	<u>VAN T. LY & ASSOCIATES</u>	Fax No.	<u>415-468-3377</u>
Address	<u>8 Brussel St</u>	Email	<u>vantly2004@sbcglobal.net</u>
	<u>San Francisco, CA 94134</u>		

Site Information

Site Address(es):	<u>1246-1248 Sanchez Street</u>		
Nearest Cross Street(s)	<u>Clipper Street</u>		
Block(s)/Lot(s)	<u>6548/006</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>1540 SF</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>Storage</u>		
Community Plan Area (if any)	<u>Private vehicle storage</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u>Estimated Cost</u>		

Describe proposed use Two-unit dwelling

Narrative project description. Please summarize and describe the purpose of the project.

Replacing the existing one-story vehicle storage by a new four-story, two-unit dwelling structure.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	3701	3701
Retail	0	0	0	0
Office	0			
Industrial	0	0	0	0
Parking	1316	0	781	781
Other (specify use)	0	0	/80	/80
Total GSF				

Dwelling units	0	0	2	2
Hotel rooms	0	0	0	0
Parking spaces	2	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	20'	0	40'	40'
Number of stories	1	0	4	4

Please describe any additional project features that are not included in this table:

N/A

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3 (b)

W. D. Smith 2-23-2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1250 Sanchez Street (a.k.a. 1246 Sanchez Street)
Block/Lot: 6548/006
Case No.: 2010.0960E
Date of Review: January 31, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing one-story commercial building and constructing a four-story, two-unit residential building. The proposed building would measure 4,482 gross square-feet and have two off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

Building permit records indicate that the subject building was constructed in 1937 as a garage for the dwellings within the adjacent building at 1250 Sanchez Street. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the west side of Sanchez Street in the block bounded by 25th Street to the north, Clipper Street to the south, Sanchez Street to the east, and Noe Street to the west, in the Noe Valley neighborhood. The subject lot measures 1,540 square feet and is located within a RH-2 (Residential, House, Two-Family) zoning district and within a 40-X height and bulk district. The neighborhood is defined by small-scale, multi-story residential buildings that are a mixture of single-family and multi-family dwellings from the early twentieth century with some more recent infill construction that interrupts the character. Some of the buildings have been modified but they generally retain an early twentieth century feeling. Edwardian era architecture is the most dominant design influence. The neighborhood is not within an adopted historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 1250 Sanchez Street is a one-story, wood framed structure, designed in a Utilitarian style. The building is finished in smooth stucco and features two structural bays at its primary facade. One bay houses a garage entry and the other bay houses a simple entry door with a wood transom window four above and an adjacent pair of eight lite wood windows. The building does not appear to be eligible for listing on the California Register. This conclusion is based upon the Historic Resources Evaluation, dated December 2010, prepared by Page & Turnbull, Inc. Staff concurs fully with the findings of findings of historical significance presented in the evaluation and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, constructed in 1937, represents infill development within the Noe Valley neighborhood. No information could be found that would indicate that the property is associated with events that have played a significant role in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building was constructed in 1937 as a garage for Dorothy M. and J. H. Sedwick who resided at 202 Clipper Street, the adjacent mixed-use building at the corner of Sanchez and Clipper Streets. J. H. Sedwick was a glass blower. Although the subject building was constructed as a garage, city directories indicate that businesses occupied the building in the 1950's through the 1970's. The building is currently vacant. Neither the Sedwicks nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed by day-workers under the supervision of John McLaughlin. The building is not the work of a master, does not possess high artistic values, and its utilitarian design is generally nondescript. Therefore, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration..*)

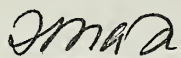
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project. The proposed building would have a scale and proportions that are more consistent with the architectural characteristics of the neighborhood.

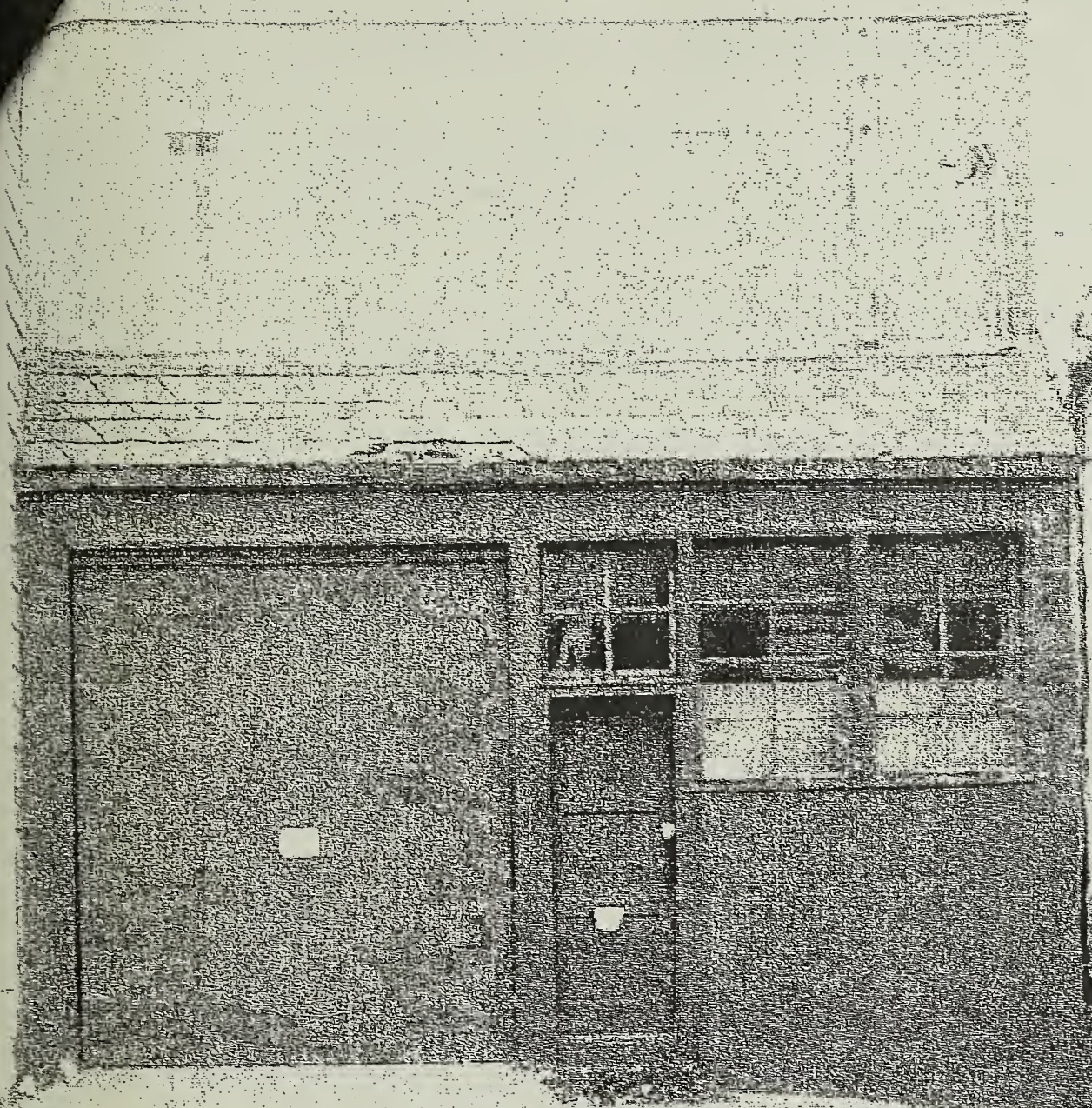
SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

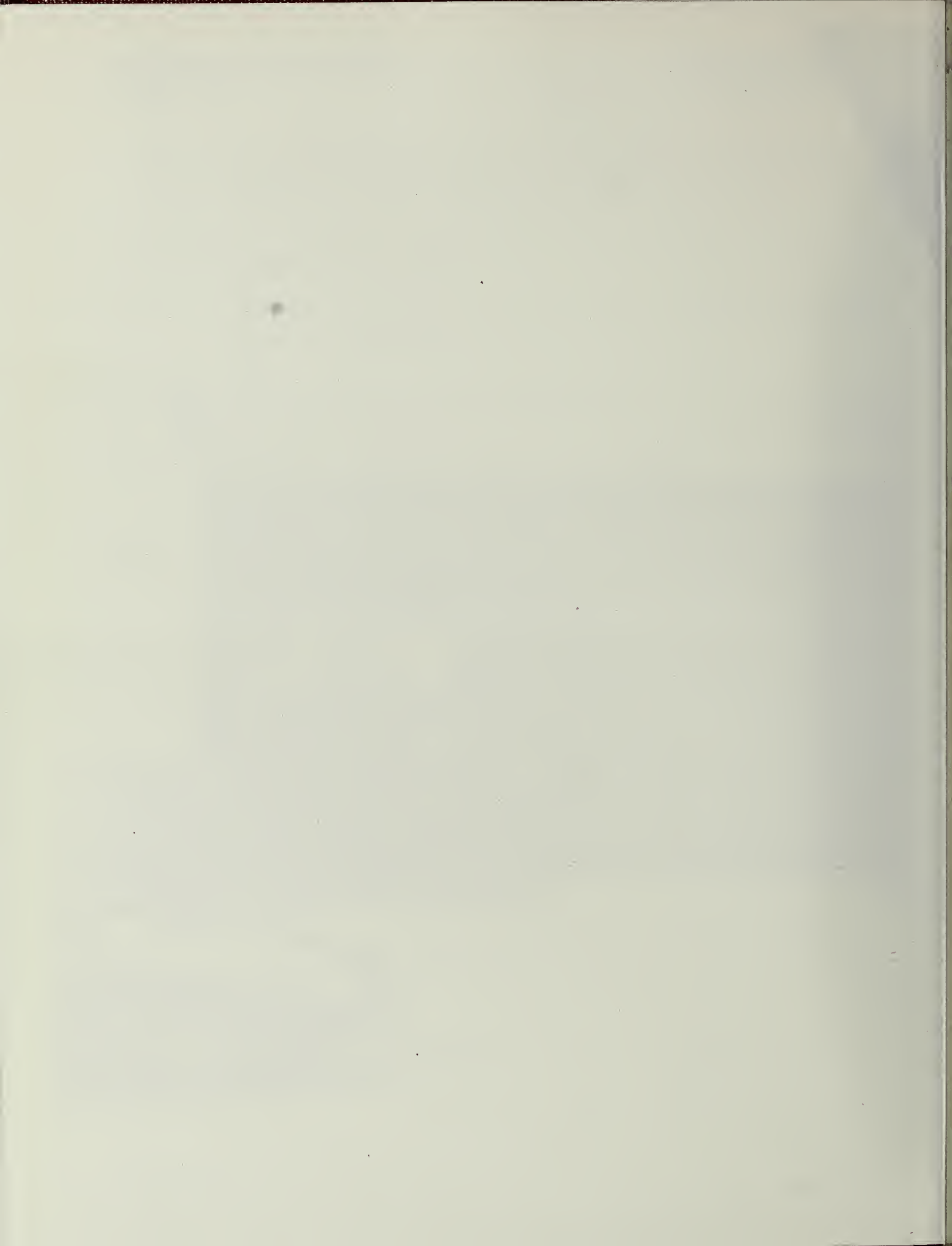
Date: 2-18-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Vernaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\1250 Sanchez St.doc



170





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

SEP 22 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

FEB 25 2011

Signed (owner or agent): [Signature] (owner)
(For Staff Use Only) Case No. 2010-0876E

Date: 9/21/10 SAN FRANCISCO
Address: 631 29th St PUBLIC LIBRARY
Block/Lot: 7537/952

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Margaret Rhee & Adrian Winoto</u>	Telephone No.	<u>(931) 994-6686</u>
Address	<u>1025 Union Street</u>	Fax. No.	<u>877-252-3072</u>
	<u>San Francisco, CA 94131</u>	Email	<u>adrian.n.margaret@gmail.com</u>
Project Contact	<u>Margaret Rhee</u>	Telephone No.	<u>(415) 279-2529</u>
Company		Fax No.	<u>877-252-3072</u>
Address	<u>1025 Union Street</u>	Email	<u>adrian.n.margaret@gmail.com</u>
	<u>San Francisco, CA 94131</u>		

Site Information

Site Address(es):	<u>631 29th Street</u>		
Nearest Cross Street(s)	<u>Castro & Diamond</u>		
Block(s)/Lot(s)	<u>Block 7537/ Lot 52</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2,848</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential - Single Family Home</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>60,000</u>

Describe proposed use Residential - Single Family Home

Narrative project description. Please summarize and describe the purpose of the project.

We are currently seeking approval for the 1st phase of a two phase project. We intend to begin this 1st phase as soon as we obtain permission from the City to do so. The 2nd phase is intended to begin 3-6 years down the road. The drawings submitted with this application show the plans including both phases of work, but we are only seeking approval for the 1st phase of work.

Currently, the 2nd floor is defined by a pitched roof/ceiling which severely restricts the usable space on the 2nd floor. For our 1st phase project, the alteration will involve adding more head room at the south end of the 2nd floor by flattening out the roof behind the current existing dormer which is located 10'4" from the front of the east side of the house. In order to further maximize the space, we will alter the stairs which will also add a dormer to the west side of the house, across from the existing east side dormer. As this dormer is only intended to accommodate the stairs, the dormer will slope gradually with the incline of the stairs. The roof will then be flattened out 12-13 feet behind the front of the west side of the house. The flattened roof behind the dormers will allow us to add a master bathroom, closet, and significant living space to the 2nd floor.

The 2nd phase involves adding a 2-story structure to the back that will be the same height as the current structure. Some changes will be made to the interior spaces mostly on the 1st floor but also a small amount on the 2nd floor with this addition. In this phase, we also plan to move the driveway to the east side of the lot and build a garage in the existing basement. As part of this plan, we plan to fill the existing space vacated by the parking pad in front of the house with a small garden and walkway. Please note again that we are only seeking approval for the 1st phase of our project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe. (please see project description)	☒	☐
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1083	1083	993	2076
Retail				
Office				
Industrial				
Parking	125	125	139	264
Other (specify use)				
Total GSF	1208	1208	1132	2340
Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces	1	1	0	1
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	27'	27'	0'	27'
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(2)

[Signature] 2-23-2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 631 29th Street
Block/Lot: 7537/052
Case No.: 2010.0876E
Date of Review: January 28, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves altering of the gabled roof, constructing a rear addition, and adding a garage to a single-family dwelling. The alterations to the roof would be set back over 10-feet from the front building wall. The project would add one off-street parking space and 1,132 square-feet to the existing 1,083 square-foot building. The project includes removal of the open parking space at the front of the property.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that the subject building was constructed in 1900, a default date for many pre-1906 buildings. Water tap records indicate that water was first supplied to the property 1910. Based upon these sources it is estimated that the building was constructed in 1910. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on a mid-block lot of record that is regularly-shaped. The property is located on the south side of 29th Street in the block bounded by 29th Street to the north, 30th Street to the south, Castro Street to the east, and Diamond and Beacon Streets to the west, in the Noe Valley neighborhood. The property is located within RH-1 Zoning District and a 40-X Height and Bulk District. The neighborhood is defined by a mix of architectural styles from circa 1900 to the present. The neighborhood is not within an adopted historic district.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 631 29th Street is a wood framed, gabled roof dwelling with a rectangular plan. The building has vinyl siding and modern vinyl windows that flank a centered entry. There is a vinyl window with simulated lites beneath the front gable. The building is an example of an Edwardian era cottage. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This evaluation is based upon the Supplemental Information provided by the property owners, Margaret Rhee and Adrian Winoto (see file).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, constructed circa 1910, represents early development within the Noe Valley neighborhood. No information could be found that would indicate that the property is associated with events that have played a significant role in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Richard Spekter is the earliest known owner of the property though he never resided at the property. Spekter sold the property to Louis Albert and Regina Rose who owned the property from 1912 to 1920. Albert was listed as a general contractor. Neither the Albert/Rose nor any of the subsequent owners of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a modest vernacular building that displays Edwardian design elements. Its lack of scale and ornamentation gives it very low artistic value. The building's original designer is unknown. In 1997, the building was substantially destroyed by fire and reconstructed in 1999. Although the building was substantially constructed in the size, form, and design as the original building it lacks the materials and details that define turn of the century construction. As such, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

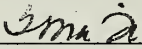
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The project is not located within a known or potential historic district, and there are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

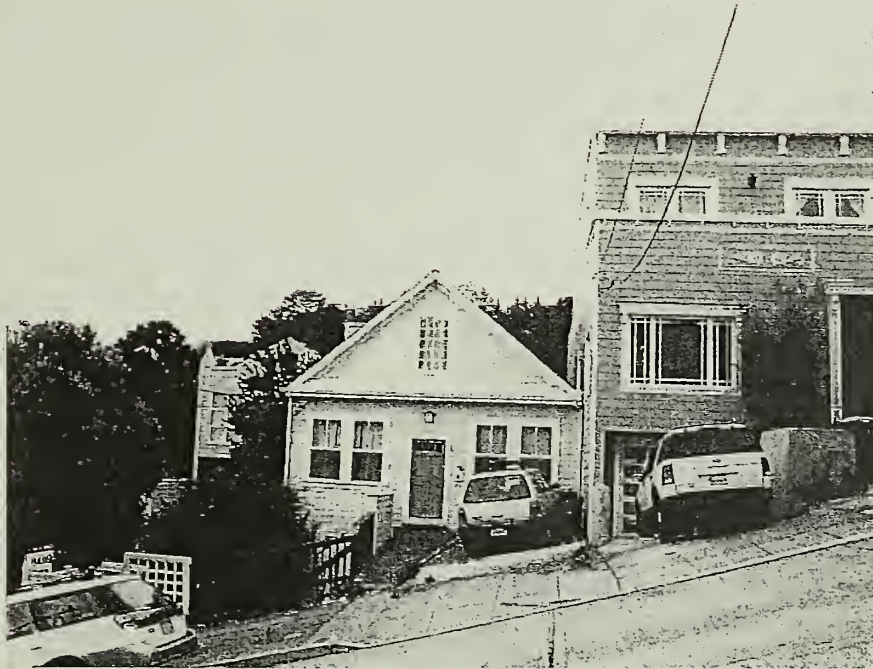
Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 2 - 23 - 2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Viraliza Byrd / Historic Resource Impact Review File

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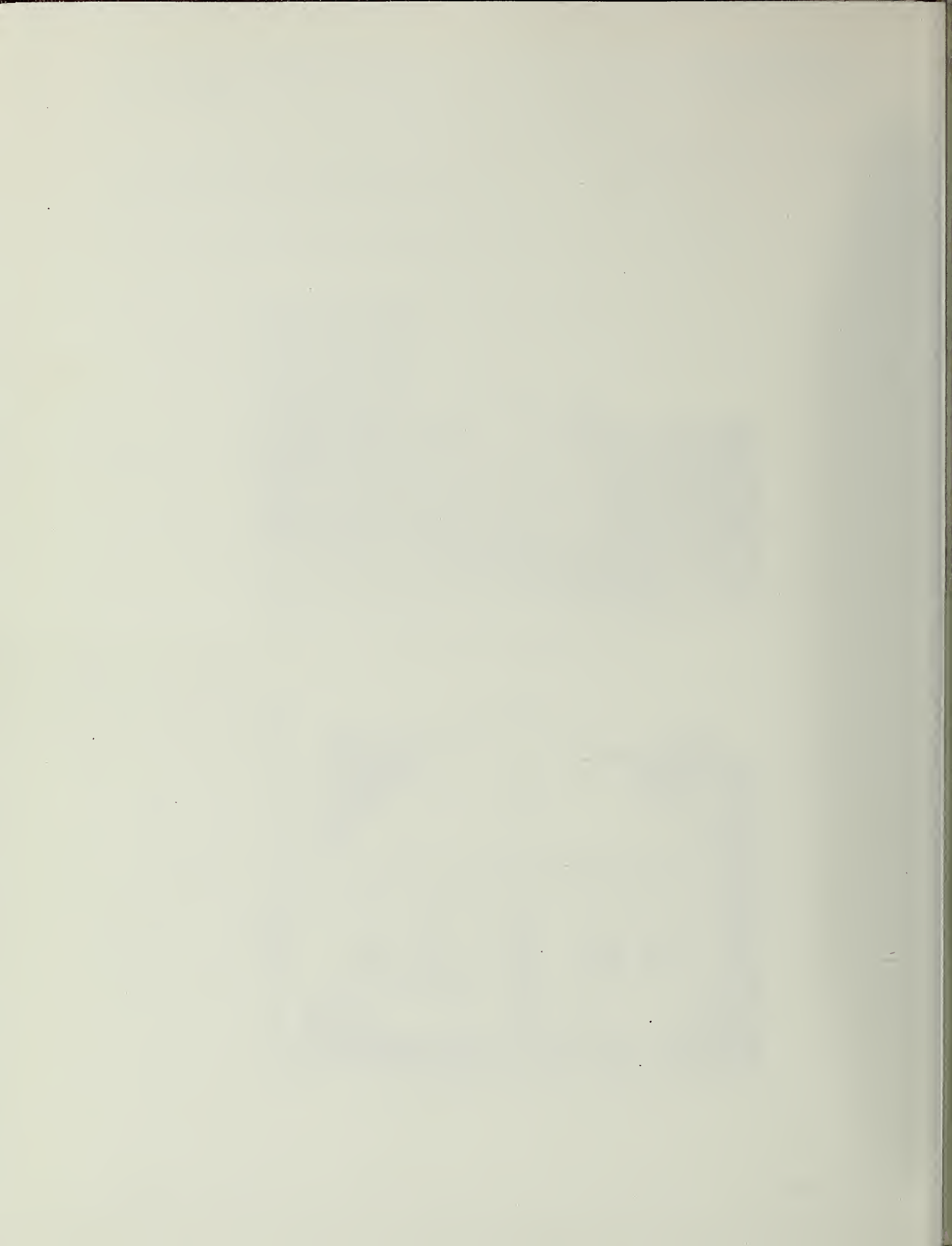
SUBJECT PROPERTY



631 29th Street from across the street.



631 29th Street from across the street – zoomed in.





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR 11 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2011.0112E

Date: 01-26-11
Address: 168 TIFFANY AVE
Block/Lot: 6597/012

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Dan Paris</u>	Telephone No.	<u>415.497.2300</u>
Address	<u>168 Tiffany Avenue</u>	Fax. No.	
	<u>San Francisco, CA 94110</u>	Email	<u>dan@parisarc.com</u>
Project Contact	<u>Same as Above</u>	Telephone No.	
Company		Fax No.	
Address		Email	

Site Information

Site Address(es):	<u>168 Tiffany Avenue</u>		
Nearest Cross Street(s)	<u>28th Street</u>		
Block(s)/Lot(s)	<u>6597/012</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>1,500</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Residence</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$60,000</u>

Describe proposed use No Change - Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Existing façade is in dilapidated, unsightly & failing condition. This application seeks to remove the existing street (Tiffany Avenue) façade and entry stair and replace with new façade, entry stairs and horizontal addition to match front set-back at adjacent properties.

This application also seeks to provide a third floor and roof deck vertical addition to be used for additional bedrooms for existing owner-occupier family in an effort to meet the needs of their expanding family.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA). * A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1262	1262	568	1830
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	garage 532	garage 532	garage 31	garage 563
Total GSF	1794	1794	599	2393

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	25'-2'	25'-2"	12'-3"	37'-5"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

15301

MINOR ALTERATION OF EXISTING PRIVATE STRUCTURES
 INVOLVING NEGLIGIBLE EXPANSION OF USE.

MS 3/7/11

Approved Planning Dept. Marc Wentrub, Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 168 Tiffany Avenue
Block/Lot: 6597/012
Case No.: 2011.0112E
Date of Review: February 25, 2011
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves major alterations to an existing two-story single-family dwelling. The proposed project includes: construction of a third-story vertical addition; removal of the existing façade at the front of the building and replacement with a new façade; and interior remodeling of the existing first and second floors. The proposed project would increase floor area from 1,262 square feet (existing) to 1,830 square feet (proposed), a net increase of 568 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The original construction permit was not found in DBI files. The County Assessor lists the year built as 1900, which does not appear to be accurate. Information found in SFPUC files (which was provided by the Project Sponsor) indicates that water service was installed to the property on February 21, 1899, which may have occurred at the same time or after the subject building was constructed. Research of historical Sanborn Fire Insurance Co. maps (which were provided by the Project Sponsor) indicates that the building was constructed between 1886 and 1899, which is consistent with an estimated construction date that is based on the architectural typology of the subject building. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as "Category B – Properties Requiring Further Consultation and Review" for the purposes of the Department's California Environmental Quality Act (CEQA) because the building was constructed circa 1899 and is over 50 years of age. A Supplemental Information Form for Historical Resource Evaluation dated January 26, 2011, was submitted by the Project Sponsor.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the west side of Tiffany Avenue between Duncan and 29th Streets in the southern Mission District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The area immediately surrounding the project site consists primarily of an eclectic mixture of one-family and two-family dwellings that were constructed during the pre-automobile "Victorian era" as well as during the automobile-oriented 1920s, 1930s, and 1940s. The area also contains several larger multiple-family residential buildings. The nearest transit and commercial corridor is Mission Street, which is located one block to the east. The area that contains the subject property has not been included in any recent survey of historic properties.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☐ Yes ☒ No ☐ Unable to determine
Person: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor and professional analysis by Department staff.

Criterion 1 (Event): It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building circa 1899 is not known to have been an important event in and of itself, and it is not known to have been related to any important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. Rather, construction of individual homes at the outskirts of the developed city of San Francisco was an entirely common and usual occurrence during the late 19th century. The subject building is therefore determined not to be eligible under this criterion.

Criterion 2 (Person): It is associated with the lives of persons important in our local, regional or national past.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The architect (if any) and the builder of the subject building are unknown. The known owners and occupants of the subject building include primarily working-class persons such as: Frank E. Bliss (conductor for the Market Street Railway Co.) and Clara B. Bliss, owners/occupants from circa 1899 to circa 1905; Michael J. McGrath (blacksmith) and Catherine A. McGrath, owners/occupants from circa 1908 to circa 1915, and again from 1924 to circa 1933; Henry C. Hagensen (real estate) and Theresa Hagensen, owners from circa 1915 to 1924; Eugene A. Gloistein (chauffer/driver) and Hilda Gloistein, occupants from 1921 to 1971, and owners from circa 1933 to 1971; and Eugene E. Gloistein (checker) and Gladys M. Gloistein, occupants from 1948 to 2002, and owners from 1971 to 2002. The Supplemental Information Form also indicates that owner "S. Yenasei" was listed on a building permit in 1908, which would seem to indicate that the property was

owned by a person of possible Japanese ancestry at a time in history when such an occurrence was extremely rare in the United States. However, research of the original building permit in DBI files by Department staff has determined that the correct spelling of the listed owner was "S. Genasci", which likely refers to Severino Genasci, who is listed in the Crocker-Langley San Francisco Directory of 1907 as a resident of 168 Tiffany Street (the subject property) and with an occupation of "produce". None of these people is known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3 (Architecture): It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect (if any) and the builder of the subject building are unknown. According to the Supplemental Information Form that was submitted by the Project Sponsor:

"The house is unadorned as it has been altered over time. No original exterior moldings, trim or detailing remain. It has the appearance of an inexpensive residence of its period by virtue of its simple form, hip roof, and shingled walls." (Page 5) "There are no original windows or doors remaining. None of the existing detailing is consistent with the original time of construction of the house." (Page 11) "Due to the heavy modification this building has received, it is difficult to determine what the original detailing could have been." (Page 12)

Visual inspection by Department staff confirms that the subject building does not exhibit style, features, and/or materials that are associated with the historic period within which it was constructed. Visual observations and permits that were found in DBI files indicate that the following alterations have occurred which have resulted in removal of most of the original architectural features and materials: replacement of siding and entry stairs at the front elevation, which probably also included removal of historic trim and details (1949); replacement of windows and entry stairs (1989-1990); and installation of an automobile garage. The subject building is therefore determined not to be eligible under this criterion.

Criterion 4 (Information Potential): It yields, or may be likely to yield, information important in prehistory or history.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is believed to be the first development to occur on the site, and no historic or prehistoric human activity that may have resulted in archeological deposits is known to have occurred, or believed to have occurred, at the site. The subject property is therefore determined not to be eligible under this criterion.

2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity was not conducted. However, it may be noted that the historic design, materials, and workmanship of the subject building have been affected by alterations to the front façade that include: removal of historic façade trim and detail; replacement of original siding, windows, and entry door; and installation of an automobile garage.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

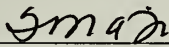
☐ Yes ☒ No ☐ Unable to determine

According to information located in the Department's background files, the identified (potential) historic building that is nearest to the subject building is a house at 176 Tiffany Avenue (located two buildings to the south of the subject building), which was included in the Department's 1976 Architectural Survey. The proposed project would not materially affect the house at 176 Tiffany Avenue. There are no other identified historic buildings located within visual proximity of the subject building, including on the subject block-face, on the block-face that is located across the street, or on the nearby block-face to the south on 29th Street. There are no identified potential historic districts located within the general vicinity of the subject property, nor does the area within which the subject building is located appear to comprise or be a part of any significant grouping of properties that may qualify as a potential historic district. According to the Supplemental Information Form that was submitted by the Project Sponsor:

"There is no predominant architectural style at this portion of the subject block along Tiffany Avenue (See Exhibits C6 & C7 - Tiffany Avenue Photographs). Per the San Francisco Residential Design Guidelines this would be described as a 'mixed-style' neighborhood type with no dominant architectural expression...The buildings located further from the subject site similarly exhibit the 'mixed-style' nature of this neighborhood (see Exhibit F - Comparison and Analysis of Neighborhood Buildings). Therefore the subject neighborhood does not possess a dominant historical neighborhood pattern, nor does the subject building contribute to a larger neighborhood context." (Pages 12-13)

The proposed project is therefore determined not to have potential for adverse effect on off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

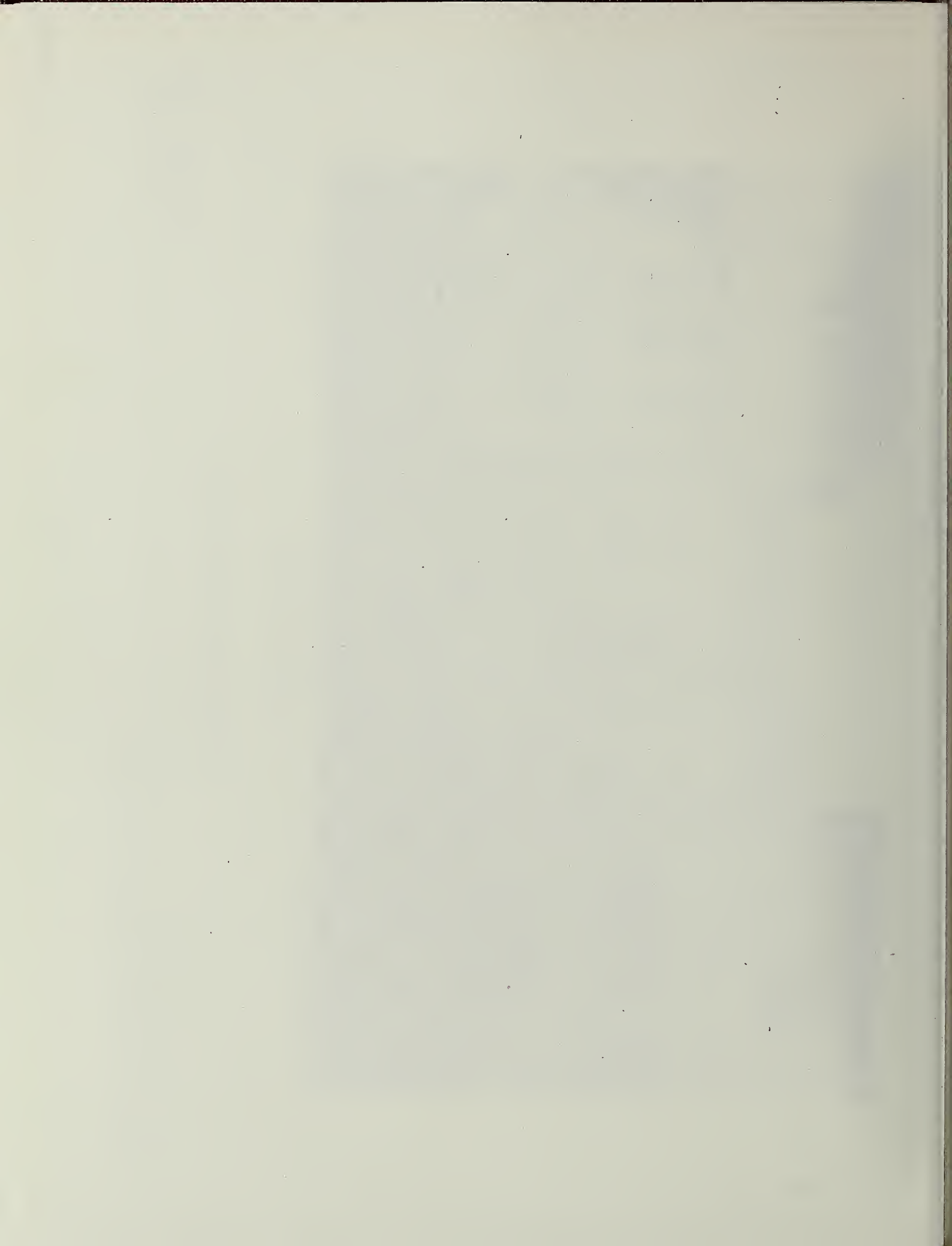
Signature: 
Tina Tam, Senior Preservation Planner

Date: 3/7/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File, Major Environmental Analysis, Planning Department

Attachment:

Supplemental Information Form for Historical Resource Evaluation dated January 26, 2011





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee — PLANNING DEPT TO CONFIRM FEE.	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Kill O Sullivan
(For Staff Use Only) Case No. 2010.09625

Date: OCT 15 2010
Address: 3531 19th St 2660
Block/Lot: 3639/4A Harrison

GOVERNMENT
DOCUMENTS DEPT

MAR 11 2011

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner CELA SAINO Telephone No. CONTACT
 Address 2660 HARRISON ST Fax No. ARCHITECT.
SAN FRANCISCO CA 94110 Email OSULLIVANARCH.COM
 Project Contact KILLIAN O'SULLIVAN Telephone No. 415 577 8521
 Company O'SULLIVAN ARCHITECTURE No. 415 946 3498
 Address 3531 19th St Email KILLIAN@
SAN FRANCISCO CA 94110

Site Information

Site Address(es): 2660 HARRISON ST
 Nearest Cross Street(s) 23RD & 22ND
 Block(s)/Lot(s) 3639/4A Zoning District(s) UMU
 Site Square Footage 13,475 sq ft Height/Bulk District 40-X
 Present or previous site use _____
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☒ Change of use ☐ Zoning change ☒ New construction
☒ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

EXISTING WORKSHOP / LIGHT INDUSTRIAL BUILDING
 WITH 2 STORY OFFICE BUILDING TO STREET
 TO BE MODIFIED AS FOLLOWS:

- ① EXISTING WORKSHOP / LIGHT INDUSTRIAL TO REMAIN
- ② RETAIL USE TO BE IN EXISTING LOWER FLOOR
STREET FRONT OFFICE SPACE
- ③ EXISTING 2ND FLOOR OFFICE / MULTI USE TO BE
CONVERTED TO RESIDENTIAL - ADDITIONAL
FLOOR TO BE ADDED AT STREET SIDE 2 STORY
PORTION FOR RESIDENTIAL, PARKING
TO BE PROVIDED FOR RESIDENCES ONLY.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒ PER HISTORIAN
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRRER)* will be required. The scope of the HRRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒ AS FAR AS I CAN DETERMINE
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☒	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	7180	7180
Retail	0	0	2570	2570
Office	6065	0	-6065	0
Industrial / LIGHT MAN.	6450	5560	-890	5560
Parking / ACCESS	2200	2200	200	2400
Other (specify use)	610	610	1110	1720
CIRCULATION, SHARED AREAS	15,325		4105	19,430
Total GSF				
Dwelling units	0		3	3
Hotel rooms	0		0	0
Parking spaces	3		1	3
Loading spaces	1		1	1
Number of buildings	1		0	1
Height of building(s)	26' +/-		+ 11' +/-	37' +/-
Number of stories	2		1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 15303

CONVERSION OF EXISTING SMALL STRUCTURE FROM ONE USE TO ANOTHER (INCLUDING 3 DWELLING UNITS IN AN URBANIZED AREA) WITH MINOR MODIFICATIONS TO EXTERIOR.

Approved Planning Dept. Matt Weirbach, Preservation Planner 3/7/11



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2660 Harrison Street
Block/Lot: 3639/004A
Case No.: 2010.0962E
Date of Review: February 2, 2011
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves alterations to an existing industrial/commercial building located at 2660 Harrison Street that include: (1) Conversion of the existing first-story office space located at the front of the building, and a portion of the existing light industrial workshop space located at the back of the building, to retail space; (2) Conversion and expansion of the existing second-story (mezzanine) "multi-use" space located at the front of the building to residential space; (3) Construction of a vertical addition located at the front of the building, resulting in a new third story for residential space; (4) Replacement of all existing windows and doors, and insertion of additional pedestrian entrances, within the existing façade openings at the front of the building. The proposed project would retain the existing light industrial workshop that is located at the back of the building. The proposed project would: remove 6,065 square feet of existing office space; reduce light industrial workshop space by 890 square feet (from 6,450 to 5,560 square feet); add 2,570 square feet of retail space; and add 7,180 square feet of residential space (3 dwelling units). The proposed project would also increase 3 existing park spaces by 200 square feet (from 2,200 to 2,400 square feet); and it would increase circulation and shared areas by 1,110 square feet (from 610 to 1,720 square feet). The proposed project would increase the maximum height of the building from 26 feet, 9 inches (top of the existing parapet) to 40 feet. The proposed project is depicted in architectural plans prepared by O'Sullivan Architecture, dated October 15, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was included within the Department's South Mission Historic Resources Survey, which was adopted by the Historic Preservation Commission on November 17, 2010. However, the South Mission survey did not result in an evaluation of the subject building because it is not a property type that is commonly found within the South Mission area, and it is not related to the themes of residential and commercial neighborhood development that were documented by the South Mission survey and that were used in the survey's "multiple-property documentation" methodology for evaluation. Therefore, the South Mission survey included assignment of a California Historical Resources Status Code of "7R" ("Identified in Reconnaissance Level Survey: Not evaluated") to the subject building. The property is also located approximately two-and-a-half blocks south of the Showplace Square/Northeast Mission Historic Resources Survey area, and adjacent to a former railroad right-of-way that supported industrial/commercial development of the subject building that is similar to that which occurred more widespread in the Showplace Square/Northeast Mission area.

There is no other pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1935, which is supported by SFPUC records. The original DBI construction permit was not found. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as "Category B – Properties Requiring Further Consultation and Review" for the purposes of the Department's California Environmental Quality Act (CEQA) review procedures because the building was constructed in 1935 and is over 50 years of age. The project sponsor submitted a Historical Resources Evaluation (HRE) report dated July 2010, and a revised HRE report dated February 2011 (requested by the Planning Department), which were prepared by Tetra Tech, Inc., a qualified architectural historian. At the request of the Department, Tetra Tech referenced two historic context statements that apply to the subject building: the Department's *City within a City: Historic Context Statement for San Francisco's Mission District* dated November 2007, which was adopted by the San Francisco Landmarks Preservation Advisory Board in January 2008; and the draft Showplace Square Survey Historic Context dated October 22, 2009, which was produced by Kelley & VerPlanck Historical Resources Consulting for the Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of Harrison Street between 22nd and 23rd Streets in the Mission District neighborhood. The building is located within a UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District. The area immediately surrounding the subject building contains an eclectic mixture of properties that include: contemporary, multiple-story, multiple-family housing (located directly to the south of the subject building); light industrial/commercial facilities constructed during the first half of the 20th century (located directly to the north of the subject building); low-scale to medium-scale, wood-frame houses and residential flats constructed during the late 19th century and early 20th century (located to the east of the subject building across Harrison Street); and undeveloped land (located directly to the west of the subject building where a former railroad right-of-way bisects the subject block at an angle).

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Criterion 1: or	☐ Yes	☒ No	☐ Unable to determine
Criterion 2: or	☐ Yes	☒ No	☐ Unable to determine
Criterion 3: or	☐ Yes	☒ No	☐ Unable to determine
Criterion 4:	☐ Further investigation recommended.		
District or Context:	☐ Yes, does contribute to a listed district		
If Yes; Period of significance:			

According to the revised HRE report dated February 2011: "Tetra Tech concludes that 2660 Harrison Street does not appear to meet the criteria for listing on the CRHR [California Register of Historical Resources] or the NRHP [National Register of Historic Places] and should not be considered a

historical resource for the purposes of CEQA." (Page 6) The Department agrees with this conclusion, as further explained in the following analysis of the potential eligibility of the subject property against the criteria for inclusion in the California Register of Historical Resources, based upon information provided by the project sponsor and professional analysis by Department staff.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to the HRE report dated July 2010:

"The building at 2660 Harrison Street is not significant under Criterion 1 because it is not important for its association with significant events or trends of American retail economic development in the first half of the twentieth century, as described in the Mission District Historic Context Statement [*City within a City: Historic Context Statement for San Francisco's Mission District*]." (Page 9)

Also, according to the revised HRE report dated February 2011:

"The building at 2660 Harrison Street is not significant under Criterion 1 because it is not important for its association with significant events or trends, such as industrial employment or labor history of San Francisco or of the greater U.S [as described in the Showplace Square Survey Historic Context]...Although the subject property is similar to the building type found in the Showplace Square survey area, [it] is not directly associated with the historical contextual themes of that area." (Pages 9-10)

The revised HRE report notes that, during its existence, the subject building was occupied by several light industrial and commercial uses, none of which are known to have been individually important in relation to the themes of industrial development or labor history. The revised HRE report also notes that the subject building is located several blocks away from any identified historic districts associated with the themes of industry or labor history, and therefore would not be considered a potential contributor to any identified historic district. Construction and occupancy of the subject building is not known to relate to any other important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to the revised HRE report dated February 2011:

"The historic evidence does not indicate that the subject property is associated with any known important individual, including the architect, Leo J. Sharps, within the Mission District or within the Showplace Square survey area. The subject is not associated with persons important to either historic context or theme within the Showplace Square survey area [industry or labor history], and it is not significant under Criterion 2." (Page 10)

Construction, ownership, and occupancy of the subject building involved people whose lives were not known to have been important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. According to the revised HRE report dated February 2011:

"[I]t is a modest example of an industrial daylight concrete building, with Art Deco elements, commonly used in industrial buildings in the 1930s constructed in the Showplace Square survey area... [I]t is a typical example of this building type and is not an important example of building practices within the context of industrial employment or labor in San Francisco or the Showplace Square survey area. The building is not significant under Criterion 3." (Page 10)

The subject building does not exhibit details, materials, and elements that would qualify it as an important or representative example of architecture from the period. The subject building is therefore determined not to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

There is no information provided by the project sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. According to the revised HRE report dated February 2011:

"[I]n rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and can be significant under Criterion 4. The building at 2660 Harrison Street does not appear to be a principal source of important information in this regard." (Page 10)

The subject building is therefore determined not to be eligible under California Register Criterion 4.

-
2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register

criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The project site is located in an area that contains off-site historical resources on the subject block as well as on nearby blocks. An analysis of potential adverse effects on off-site historical resources is included in the following sections. The analysis concludes that the proposed project does not have potential to adversely affect off-site historical resources.

Individual Historic Buildings

Individual historic buildings that are located within visual proximity of the subject building are limited to several wood-frame dwellings located across Harrison Street from the subject building. Other individual historic buildings are located within the general vicinity of the subject building, including on the subject block, but not within visual proximity. None of the identified individual historic buildings that are located in the general vicinity of the subject building are located directly adjacent to the subject building, and all of them are separated from the project site by intervening streets and/or other buildings, as well as by distance. The proposed project includes no physical alterations to any off-site properties, including identified historic buildings.

The proposed project is therefore determined not to have potential for adverse effect on off-site individual historic buildings.

Historic Districts

There are no historic districts located within visual proximity of the subject building. The identified historic districts that are located nearest to the project site are: (1) The Alabama Street Pioneers Historic District, which is located one block to the east on Alabama Street; and (2) Olsen's Queen Anne Cottages, which is located one block to the north on Harrison Street. None of the identified historic districts that are located in the general vicinity of the subject building include contributors that are located directly adjacent to the subject building, and all of them are separated from the project site by intervening streets and/or other buildings, as well as by a distance of at least one block. The proposed project includes no physical alterations to any off-site properties, including contributors to identified historic districts.

The proposed project is therefore determined not to have potential for adverse effect on off-site historic districts.

SENIOR PRESERVATION PLANNER REVIEW

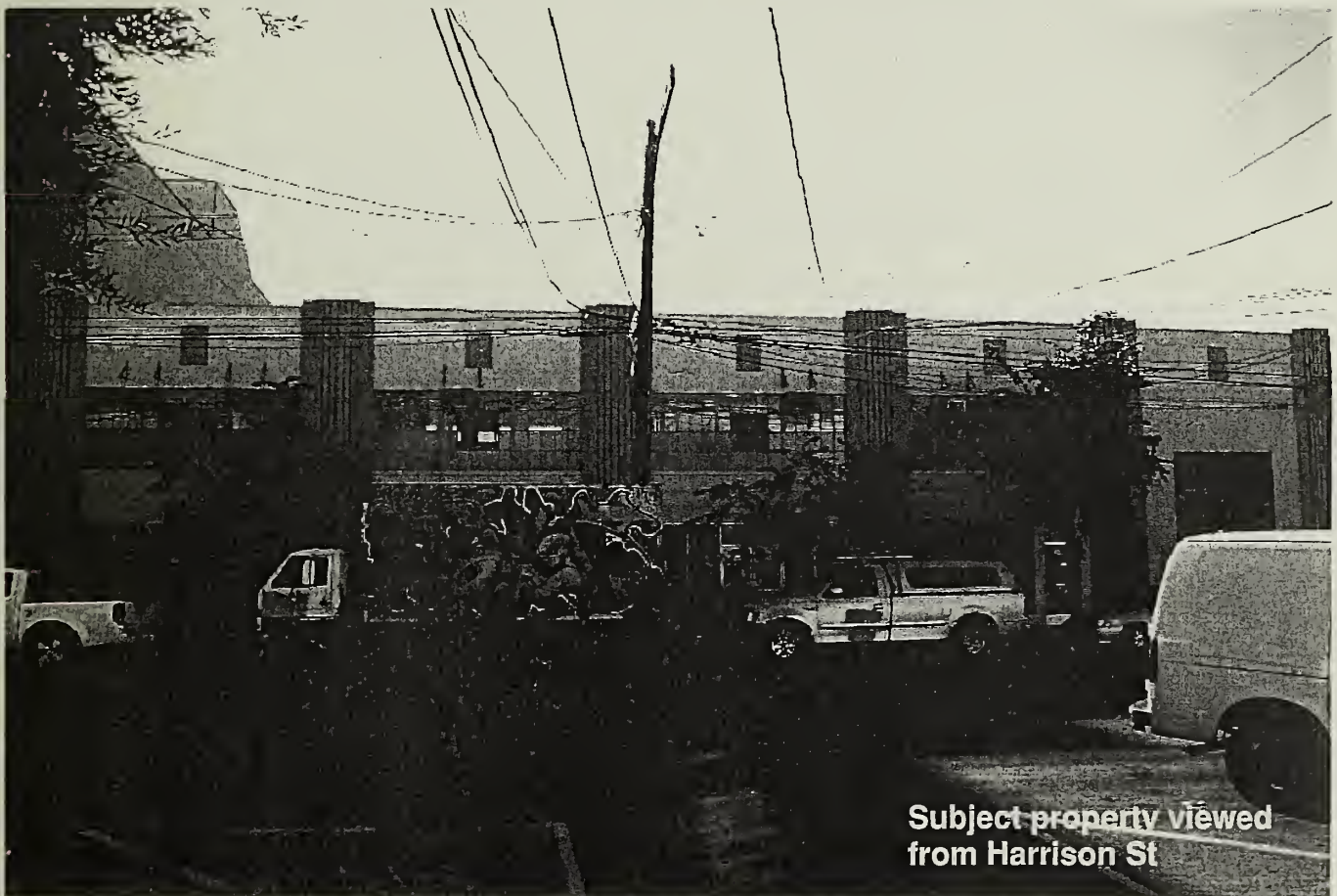
Signature: 
Tina Tam, Senior Preservation Planner

Date: 3/4/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments:

1. HRE report prepared by Tetra Tech, Inc., and dated July 2010
2. Revised HRE report prepared by Tetra Tech, Inc., and dated February 2011





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

JAN 03 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2011.00745

Date: 12/22/10

Address: 1854 GREAT HIGHWAY

Block/Lot: 2085/035

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DOCUMENTS DEPT

MAR 11 2011

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PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner JONATHAN KING Telephone No. 408-739-0568
 Address 1854 GREAT HIGHWAY Fax No. _____
SF, CA 94122 Email JONATHANPKING@Yahoo.com
 Project Contact ART BUSSER Telephone No. 510-757-3695
 Company _____ Fax No. _____
 Address P O BOX 824 Email ARTBUSSE@ME.COM
ROSS, CA 94957

Site Information

Site Address(es): 1854 GREAT HIGHWAY
 Nearest Cross Street(s) NORIEGA
 Block(s)/Lot(s) 2085/035 Zoning District(s) RH-2
 Site Square Footage 2143 Height/Bulk District 35'/NO BULK RESTRICT
 Present or previous site use SINGLE FAMILY DWELING
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$200,000 =

Describe proposed use SINGLE FAMILY DWELING

Narrative project description. Please summarize and describe the purpose of the project.

A SMALL HOUSE WANTS TO GET BIGGER WITH A BABY ON THE WAY.

1. A SMALL ADDITION OF ONE ROOM ON THE GROUND FLOOR AT THE REAR, FILLED IN UNDER A PROJECTING ROOM ON THE 2ND FL.
2. ADD BAY WINDOW IN FRONT AT 2ND FLOOR
3. ADD A THIRD FLOOR WITH BED RM, STUDIO, BATH, DECK
4. MISC. MINOR CHANGES @ 1ST and 2ND FLOORS

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1882	1882	1075	2945
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				2945
Dwelling units	1	1		1
Hotel rooms				
Parking spaces	2	2		2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	17.5		14	31.5
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans; floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPTED FROM ENVIRONMENTAL REVIEW

CLASS 15301

MINOR ALTERATION OF PRIVATE STRUCTURE INVOLVING
NEGIGIBLE EXPANSION OF USE.

AW 3/7/11
Approved Planning Dept. Matt Weintraub, Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1854 Great Highway
Block/Lot: 2085/035
Case No.: 2011.0074E
Date of Review: February 24, 2011
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

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Information:
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PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves major alterations to an existing two-story single-family dwelling. The proposed project includes: construction of a third-story vertical addition; construction of a horizontal rear addition at the first story beneath an existing projecting second story; renovation of the front façade, including addition of a two-story bay window and replacement of siding; and interior remodeling of the existing first and second floors. The proposed project would increase floor area from 1,882 square feet (existing) to 2,945 square feet (proposed), a net increase of 1,075 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1944. The construction permit that was found in DBI files was applied for on June 2, 1944, and was issued on June 20, 1944. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as "Category B – Properties Requiring Further Consultation and Review" for the purposes of the Department's California Environmental Quality Act (CEQA) because the building was constructed in 1944 and is over 50 years of age. A Supplemental Information Form for Historical Resource Evaluation dated December 22, 2010, was submitted by the Project Sponsor. (The Supplemental Information Form did not include DBI file research of historical building permits for the subject building, which was conducted by Department staff for the purpose of this analysis.)

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of the Great Highway between Noriega and Ortega Streets in the Ocean Beach neighborhood of the Sunset District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The property is also located within a Coastal Zone and a Scenic Special Sign District. The area immediately surrounding the project site consists primarily of single-family homes (of which the subject property is one) that appear to have been constructed at the same time as part of a single uniform housing tract, and which have since been largely altered and modified.

The area that contains the subject property was recently included in the Oceanside Neighborhood historic resources survey, which was sponsored by the Sunset Parkside Education and Action Committee and endorsed by the San Francisco Landmarks Preservation Advisory Board on August 1, 2007. However, the

subject building was constructed after the historic period of development that was researched by the Oceanside survey (circa 1900-1930) and the subject property was not documented or evaluated by the survey.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☐ Yes ☒ No ☐ Unable to determine
Person: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor and professional analysis by Department staff.

Criterion 1 (Event): It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1944, and construction of the larger uniform housing tract of which it was a part, are not known to have been important events in and of themselves, and are not known to be related to any important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. Rather, development of uniform housing tracts in the Sunset District of San Francisco was an entirely common and usual occurrence during the period. The subject building is therefore determined not to be eligible under this criterion.

Criterion 2 (Person): It is associated with the lives of persons important in our local, regional or national past.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building by the United Housing Corporation, and ownership/occupancy of the subject building by private individuals such as Lawrence F. and Gladys Murphy, William D. Lakeman, William E. and Tillie E. Mueller, and Jack and Helen A. Lockhart, involved people that are not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3 (Architecture): It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The Supplemental Information Form that was submitted by the Project Sponsor describes the architectural style as "semi-modern" and "indistinct." Visual inspection by Department staff indicates that the subject building was the work of a commercial builder who employed standard designs, plans, materials and features of the period without significant innovation or creativity that would qualify it as an important or representative example of architecture from the period. The construction permit that was found in DBI files indicates that the subject building was constructed by owner/contractor United Housing Corporation, and no architect was listed. In addition, visual observations and permits that were found in DBI files indicate that the following alterations have occurred which have resulted in removal of most of the original architectural features and materials: replacement of the garage door (1949); removal of stucco and application of studs and siding to 40 square feet of the front (1962); and replacement of windows with aluminum sash within existing frames, including two windows at the front (1968). The subject building is therefore determined not to be eligible under this criterion.

Criterion 4 (Information Potential): It yields, or may be likely to yield, information important in prehistory or history.

There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is believed to be the first development to occur on the site, and no historic or prehistoric human activity that may have resulted in archeological deposits is known to have occurred, or believed to have occurred, at the site. The subject property is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity is not necessary. However, it may be noted that the historic design,

materials, and workmanship of the subject building have been affected by alterations to the front façade that include replacement of siding, windows, and the garage door.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

According to information located in the Department's background files, the identified historic buildings that are nearest to the subject building are: a house, the Fire Chief Dennis T. Sullivan residence, that has been converted to a church at 1984 Great Highway, which was documented in *Here Today* (1968) by the Junior League of San Francisco and which is located one block to the south of the subject building; and a cottage located at 1740 Great Highway, which was documented by the Oceanside survey and which is located one block to the north of the subject building. There are no identified historic buildings located within visual proximity of the subject building. There are no identified potential historic districts located within the general vicinity of the subject property, nor does the housing tract within which the subject building was constructed appear to comprise or be a part of any significant grouping of properties that may qualify as a potential historic district. The proposed project is therefore determined not to have potential for adverse effect on off-site historic resources, including any potential historic districts.

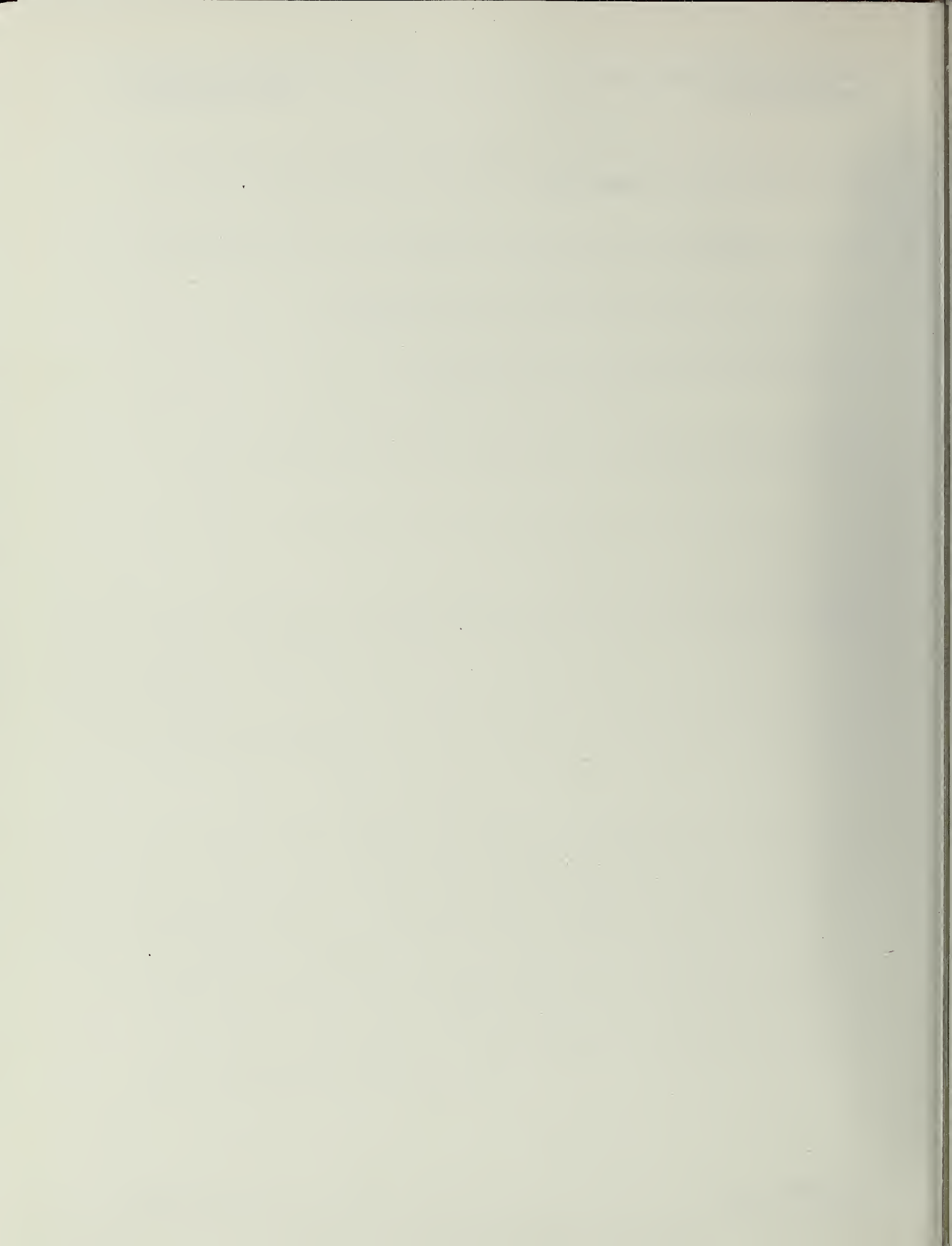
SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 3/4/2011

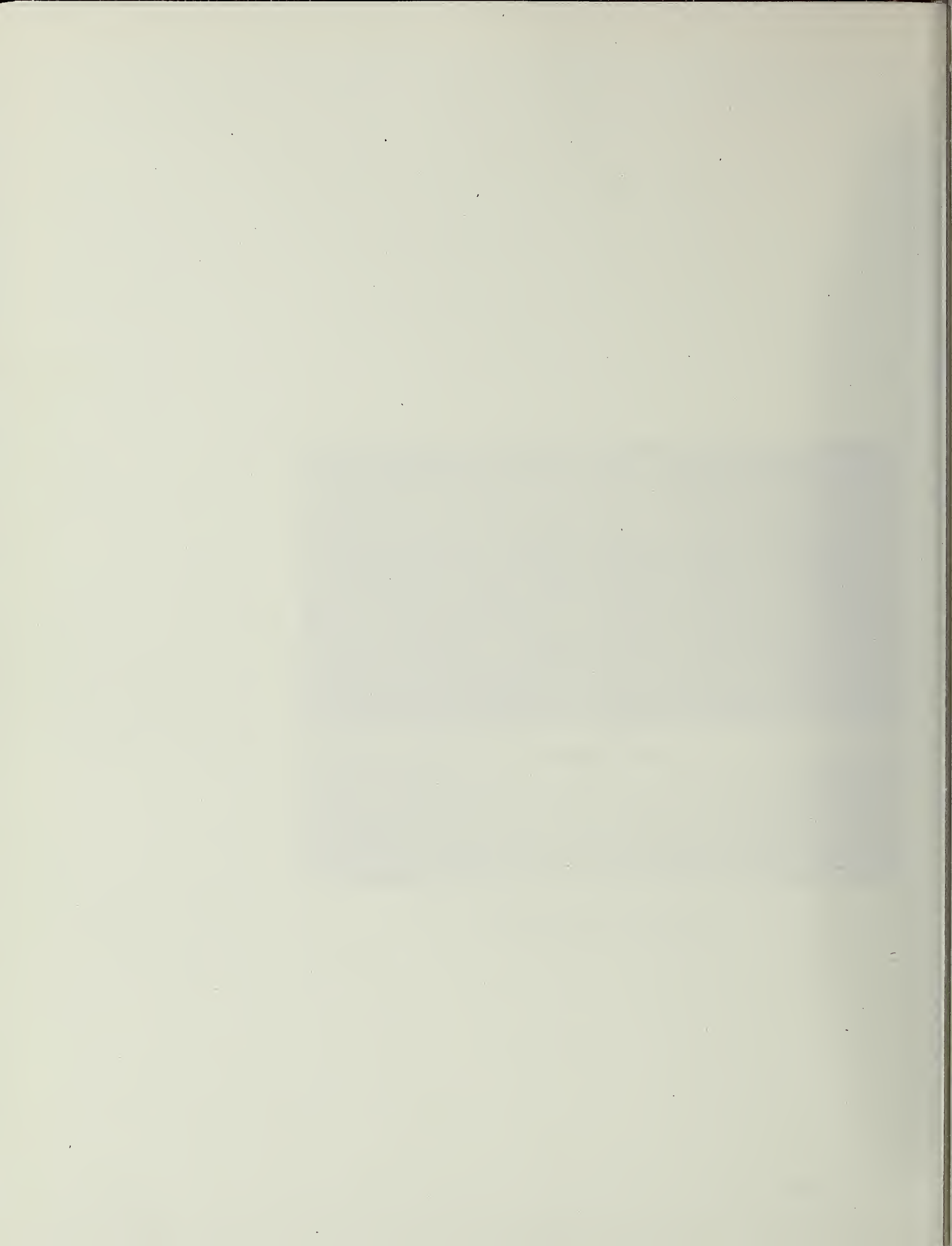
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File, Major Environmental Analysis, Planning
Department
Elizabeth Watty, Southwest Quadrant, Planning Department

Attachment:
Supplemental Information Form for Historical Resource Evaluation dated December 22, 2010





SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0828E
Project Title: Palega Recreation Center, 500 Felton Street
Zoning: P (Public),
OS (Open Space) Height and Bulk District
Block/Lot: 5929/001 & 001A; 5930/001 & 001A
Lot Size: 216,000 square feet
Project Sponsor: Marvin Yee, San Francisco Recreation and Parks Department
(415) 581-2541
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucresf.gov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located on a rectangular shaped lot bordered by Silliman, Hamilton, Felton and Somerset Streets in the Portola neighborhood of the Excelsior District. The proposed project includes alterations to the existing two-story 17,161 square foot recreation center (referred to as the Palega Recreation Center) and construction of a 3000 sq. ft. horizontal addition on the west facade. The alterations would include interior renovations to the gymnasium and offices, as well as removal of the existing staircase on the south façade, infill of the south façade's entrance arcade with glazing, and removal of the existing stair and doors on the west and east façades. The new addition would feature steel-frame construction, floor to ceiling glazing, and a projecting canopy to delineate the new entrance on the west façade. The proposed project also includes replacement of the existing play area, basketball court relocation, tennis court renovation, renovation of the baseball fields, new irrigation and landscaping. The alterations are planned as part of the 2008 "Clean and Safe" Park Bond, which requires an update to systems, seismic reinforcement to existing buildings, and ADA (Americans with Disabilities Act) compliance.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

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REMARKS:

See reverse side.

MAR 11 2011

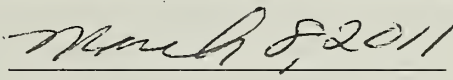
DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer


Date

CC: Marvin Yee, SF Recreation and Parks Department; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor Malia Cohen, District 10

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it appears individually eligible for listing in the California Register of Historical Resource. The existing building on the project site was constructed in 1930, which makes it a "Category B" (Properties Requiring Further Consultation and Review) property pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum¹ (attached), the Palega Recreation Center appears individually eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Architecture), as an early recreational facility in San Francisco representative of the early San Francisco Playground Commission (now San Francisco Recreation and Parks Department) and as a work of master architect Gardiner Dailey.

Constructed in 1930, the Palega Recreation Center (formerly known as the Portola Playground Field House) is a two-story over basement steel-frame building designed in the Spanish Eclectic style by architect Gardiner Dailey. The subject building is located on a large rectangular parcel containing an extensive playground, baseball diamonds, tennis courts, and a large open field. The building has a generally rectangular basilica plan, is clad in stucco and rests on a concrete foundation. The central "nave" portion is capped by a gable-roof, while a hip roof covers the lower "side aisle" portions that run along the sides and rear of the building. The building has had some alterations over its lifetime, including replacement of some wood-sash windows (1958), partitioning of interior auxiliary spaces (1958), and replacement of the tile roof with asphalt shingles (1958 and 1984).²

The exterior character-defining features of the Palega Recreation Center include: basilica-style floor plan; central double-height clerestory section surrounded by one-story "side-aisle" bays; gable and hip roofs; plaster/stucco exterior cladding; quoins; buttresses and corner pilasters; decorative chimney at southeast corner; arched loggia on south façade; porthole windows/vents on south façade; arched windows, columns, and molded panels at clerestory level on south façade; large arched window at clerestory level of north façade; central window on first floor of north façade with molded surround, triangular pediment, and "Portola Playground" lettering; wood-sash casement windows; steel-sash clerestory windows with wire glass; and wood-eave brackets.³

The interior character-defining features of the Palega Recreation Center include: steel truss structural system in gymnasium; large open gymnasium space; raised stage with arched molded wood surround; wood bleachers in "side aisles" flanking gymnasium; fireplace with wood mantel in Club Room; and built-in wood cabinetry and closets in the Club Room.⁴

¹ Richard Sucre, Historic Preservation Technical Specialist, San Francisco Planning Department, *Historic Resource Evaluation Response: Palega Recreation Center* (February 9, 2011).

² Page & Turnbull, *Historic Resource Evaluation: Portola Playground Field House* (August 9, 2010) Pg. 1.

³ Page & Turnbull, 31.

⁴ Page & Turnbull, 31.

The proposed project includes the construction of a new addition on the west façade of the existing building, as well as exterior alterations, including removal of the existing staircase on the south façade, removal of the existing staircase and doors on the west façade, and new glazing in the arcade on south façade. In addition, the proposed project would seismically reinforce the existing building by constructing a new shear wall within the interior, which would necessitate the removal of the stage area and the south wall of the gymnasium.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The subject building was originally constructed as a public recreational facility. As proposed, the subject building would remain a public recreational facility.
- The proposed project would retain the historic character of the property, as well as its eligibility for listing in the California Register of Historical Resources. The exterior character-defining features of the historic recreational center would be retained and preserved, including the stucco cladding, quoins, wood-sash windows, and Spanish Eclectic detailing. Furthermore, significant interior features, including the gymnasium and wood bleachers, would be retained and preserved as part of the project.
- No conjectural features would be added as part of the proposed project.
- New construction is compatible with the existing historic building, and is clearly differentiated from the existing building. The new addition on the west façade is subordinate to the historic building, and does not interfere with the visibility of the historic building.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- New construction would not affect the overall historic integrity of the property, and may be removed in the future.

The proposed project would involve the addition of approximately 3,000 square feet to the existing 17,161 square foot building. With the addition, the building would be approximately 20,161 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures. As proposed, the approximately 3,000 square foot addition is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1 [State CEQA Guidelines Section 15301(e)(1)].

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an

historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: Palega Recreation Center, 500 Felton St
Block/Lot: 5929/001 & 001A; 5930/001 & 001A
Case No.: 2010.0828E
Date of Review: February 25, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The proposed project includes alterations to the existing two-story 17,161 sq. ft. recreation center (referred to as the Palega Recreation Center) and construction of a 3,000 sq. ft. horizontal addition on the west facade. The alterations would include interior renovations to the gymnasium and offices, as well as removal of the existing staircase on the south facade, infill of the south facade's entrance arcade with glazing, and removal of the existing stair and doors on the west and east facades. The new addition would feature steel-frame construction, floor-to-ceiling glazing, and a projecting canopy to delineate the new entrance on the west facade. The proposed project also includes replacement of the existing play area, basketball court relocation, tennis court renovation, renovation of the baseball fields, new irrigation and landscaping. The alterations are planned as part of the 2008 "Clean and Safe" Park Bond, which requires an update to systems, seismic reinforcement to existing buildings, and ADA (Americans with Disabilities Act) compliance.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. It was surveyed as part of the 1976 Department of City Planning (DCP) Architectural Survey, which is a qualified historic resource survey adopted by the City of San Francisco. Therefore, the subject property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1930) and inclusion in a qualified historic resource survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a rectangular shaped lot bordered by Silliman, Hamilton, Felton and Somerset Streets in the Portola neighborhood. The property is located within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The immediate area surrounding the Palega Recreation Center consists of large open recreational fields and park amenities. The adjacent neighborhood consists largely of low density residential buildings constructed primarily in the 1930s and 1940s. The predominant architectural styles in the area are Minimal Traditional and Contractor Modern.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: 1930

The Palega Recreation Center is individually-eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Architecture) as an early recreational facility in San Francisco that is representative of the early San Francisco Playground Commission and as a work of master architect Gardiner Dailey. The subsequent summary is based upon the Historic Resource Evaluation (HRE), dated August 9, 2010, provided by Page & Turnbull (attached). Staff concurs largely with the findings of the Page & Turnbull report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The Palega Recreation Center is significant under California Register Criterion 1 (Events) as an early surviving recreational facility in San Francisco. Originally designed and built in 1930, the Palega Recreation Center (formerly the Portola Playground Field House) was constructed as a "Class A" facility, defined by the San Francisco Playground Commission (now San Francisco Recreation and Parks) as "containing a basketball court and auditorium, with stage and dressing rooms, club-rooms, kitchen, director's offices, showers, lavatories, and caretaker's tool-room."¹ This field house was part of a large building campaign undertaken by the San Francisco Playground Commission in the late 1920s and early 1930s to improve playground facilities in the City. Today, this field house is one of the few extant large-scale field houses across the City, and represents a local icon in the Portola neighborhood. The Palega Recreation Center is locally significant as an early representation of the City's interest in recreational infrastructure.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

¹ "Construction and Maintenance Department," *San Francisco Playground Commission Annual Report, 1928-1929, and Review of Activities (1928-1929)* 21; Page & Turnbull, *Historic Resource Evaluation: Portola Playground Field House* (August 9, 2010) 29.

The Palega Recreation Center does not appear to be associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The Palega Recreation Center is significant under California Register Criterion 3 (Architecture) as a resource that embodies the distinctive characteristics of a type and period, and as a work of a master, Gardner Dailey.

The Palega Recreation Center (formerly known as the Portola Playground Field House) is an example of a "Type A" recreation facility, as defined by the San Francisco Playground Commission (now San Francisco Recreation and Parks). This building included a large, open gymnasium space, club rooms, and a stage area, which were common programmatic features among this building type in the 1930s. The building was designed to facilitate community gatherings and to encourage recreational uses of the playground.

As a work of master architect Gardiner Dailey, the Palega Recreation Center is a rare example of his work from the 1930s. Dailey is best known for his role in introducing modernism to Northern California through the development of the Second Bay Region Tradition, which blended the International style with local vernacular influences. Before exploring the Second Bay Region Tradition, Dailey used a more traditional architectural vocabulary articulated through revival styles, as popularized by noted architects Bernard Maybeck and Julia Morgan.² The Palega Recreation Center survives as an example of Dailey's work prior to his work in the Second Bay Region Tradition.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The Palega Recreation Center is not likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☒ Retains	☐ Lacks
Feeling:	☒ Retains	☐ Lacks
Materials:	☒ Retains	☐ Lacks

² Page & Turnbull, Page 29.

The subject property retains all aspects of integrity. Despite the apparent exterior alterations to the south facade, the Palega Recreation Center conveys its significance as an early Playground Commission recreational facility and as the work of master architect Gardiner Dailey.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and largely concurs with Page & Turnbull's Secretary of the Interior Standards for Rehabilitation (Standards) analysis (see HRE, pages 38-42). Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the property's use as a public recreational facility.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve the historic character of the Palega Recreation Center, as defined by its character-defining features (see below for a full list of character-defining features). On the exterior, the Spanish Eclectic detailing of the historic recreation center will be preserved and rehabilitated, and a new addition will be constructed along the west façade. This addition is visually distinct and stylistically differentiated from the historic recreation center. Site elements, including the new entry canopy and staircase, are situated to be subordinate to the historic building. Therefore, the new construction does not detract from the building's overall historic character. Within the interior, the project will retain the salient historic features, including the gymnasium and bleachers. On the

south wall of the gymnasium, the project will memorialize the former stage area, which will be removed as part of the project, by creating an inset reveal in the shape of the proscenium of the former stage. Other than the stage, the project maintains and preserves the property's other interior character-defining, including the club room fireplace, club room cabinetry, and steel truss structural system.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes a new addition on the west façade and exterior alterations, including removal of the existing staircase on the south façade, removal of the existing staircase and doors on the west façade, and new glazing in the arcade on south façade. The construction of the new addition necessitates the removal of the site elements on the west façade. Example of identical historic doors and staircases would remain on the east façade. The new addition is designed to be one-story in height, of glass and steel construction, and is clearly differentiated from the historic building. The new addition will not be structurally tied to the existing building, nor will it affect the Spanish Eclectic detailing of the historic building, including the quoins, concrete surrounds and roofline. In general, the materials, features, size, scale, proportion, and low scale massing of the new addition will protect the integrity of the historic recreation center, and allow for a clear reading of the building's historic fabric. Other alterations, including the infill of the arcade with glazing, still retain the building's historic character and allow for the building's historic features to be visible. Overall, the project maintains the integrity of the Palega Recreation Center.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes an addition to the west façade, and related alterations to the existing building to accommodate this addition. If this addition were to be removed in the future, the essential form and integrity of the subject property would remain unimpaired, and the property as a whole would retain its historic integrity.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The exterior character-defining features of the Palega Recreation Center include:³

³ Page & Turnbull, Pg. 31.

- Basilica-style floor plan
- Massing: Central double-height clerestory section surrounded by one-story "side-aisle" bays
- Gable and hip roofs
- Plaster/stucco exterior cladding
- Quoins
- Buttresses and corner pilasters
- Decorative chimney at southeast corner
- Arched loggia on south façade
- Porthole windows/vents on south façade
- Arched windows, columns, and molded panels at clerestory level on south façade
- Large arched window at clerestory level of north façade
- Central window on first floor of north façade with molded surround, triangular pediment, and "Portola Playground" lettering
- Wood-sash casement windows
- Steel-sash clerestory windows with wire glass
- Wood-eave brackets

The interior character-defining features include:⁴

- Steel truss structural system in gymnasium
- Large open gymnasium space
- Raised stage with arched molded wood surround
- Wood bleachers in "side aisles" flanking gymnasium
- Fireplace with wood mantel in Club Room
- Built-in wood cabinetry and closets in Club Rooms

The proposed project will retain the majority of the character-defining features of the Palega Recreation Center.

Based upon consultation with Planning Department staff, the Project Sponsor has agreed to refinements in the submitted proposed project, including an arched reveal in the new south elevation of the gymnasium to reference the proscenium/stage archway and a reduction in the entry canopy to reduce the visual competition between new construction and the historic building. These alterations will be incorporated into the revised architectural drawings.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context largely consists of single- and multi-family residential properties likely constructed from the 1940s and 1960s. The majority of buildings adjacent to the park are fairly uniform in character with properties featuring a medium to low level of integrity. It does not appear that this block of Felton Street is eligible for listing or contributes to a potential historic district. No

⁴ Page & Turnbull, Pg. 31.

other potential historic districts have been identified in the vicinity of the project site. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

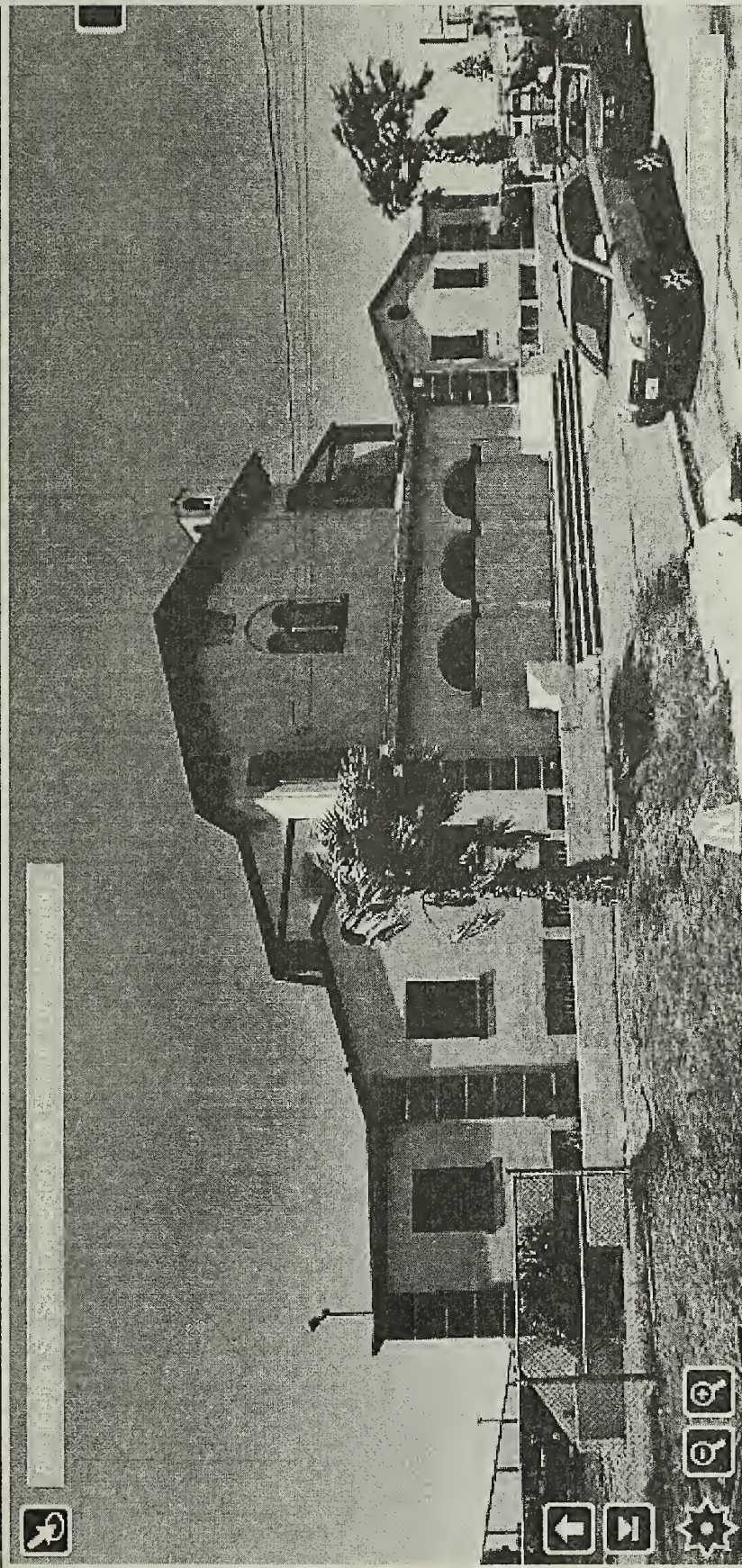
Date: 2/25/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Page & Turnbull, *Historic Resource Evaluation: Portola Playground Field House* (August 9, 2010).
Mark Cavagnero Associates, *Memorandum: Palega Playground Renovation- Responses to EE Comments*
(January 3, 2011)
Mark Cavagnero Associates, *Memorandum: Palega Playground Renovation – Responses to EE Comments*
(February 3, 2011)

SC: G:\Documents\2010.0828E Palega Recreation Center\HRER_Palega Rec Ctr_2011-02-25.doc









SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

DEC 17 2010

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

[Signature]

(For Staff Use Only) Case No. 2010.1153E

Date: 12.18.10

Address: 2764 GREENWICH ST

Block/Lot: 0939/ 053

SAN FRANCISCO DEPARTMENT OF CITY PLAN
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 32

13
3/8/11

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner RICK AINSWORTH Telephone No. 415-606-5705
Address 1796 GREEN ST. Fax No. -
SAN FRANCISCO, CA 94123 Email AINSWORTHB@YAHOO.COM
Project Contact BRIAN MILFORD Telephone No. 415-346-9990
Company MARTINKOVIC MILFORD Fax No. 415-398-0116
Address 520 SUTTER ST. Email BRIAN@MARTINKOVICMILFORD.COM
SAN FRANCISCO, CA 94102

Site Information

Site Address(es): 2764 GREENWICH STREET
Nearest Cross Street(s) BAKER STREET
Block(s)/Lot(s) 0939 / 053 Zoning District(s) RH2
Site Square Footage 3,000 S.F. Height/Bulk District _____
Present or previous site use _____
Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

PROJECT PROPOSES A HORIZONTAL REAR YARD ADDITION ON ALL FLOORS. PROPOSAL INCLUDES HORIZONTAL TO EXISTING THIRD FLOOR TO FRONT OF RESIDENCE.

RECONFIGURATION OF THIRD FLOOR RESULTS IN OVERALL REDUCTION IN BUILDING HEIGHT.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto-repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,125 S.F.	2,125 S.F.	2,088 S.F.	4,213 S.F.
Retail	0	0		
Office	0	0		
Industrial	0	0		
Parking	465 S.F.	465 S.F.	119 S.F.	584 S.F.
Other (specify use)				
Total GSF	2,590 S.F.	2,590 S.F.	2,207 S.F.	4,797 S.F.

Dwelling units	1	1	0	1
Hotel rooms	0	—	0	0
Parking spaces	2 TANDEM	2 SIDE BY SIDE	0	2
Loading spaces	0	—	0	0
Number of buildings	1	1	0	1
Height of building(s)	31'-2"	29'-7"	0	29'-7"
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2764 Greenwich Street
Block/Lot: 0939/053
Case No.: 2010.1153E
Date of Review: January 31, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project consists of the alteration of the front façade, including relocating the garage opening to the west several feet and increasing the width of the opening, the replacement of the existing entrance door on the ground floor, the installation of new wood trim and balconies on the top of the two bay windows on the second floor, and the construction of a one-and-a-half story horizontal addition which will be flush with the front façade and feature a plaster finish, new wood cornice and brackets, and a modern-designed penthouse structure. The proposed project also consists of the construction of a three-store vertical addition on the rear of the façade, featuring a stone veneer and glass façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is listed in the 1976 Architectural Survey. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1928).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

2764 Greenwich Street is located on the north side of Greenwich Street between Broderick and Baker Streets in the Marina neighborhood. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. It was constructed in 1928 by an unknown architect. The building features a brick ground floor with a central garage opening, a recessed residential entrance on the east side of the façade, and a small access door on the west side of the ground floor of the facade. The second floor features two bay windows with modest surrounds, one-over-one double-hung windows, and a small squared cornice. The second floor is clad in stucco. The rear façade features horizontal siding with a variety of contemporary windows throughout.

The immediate area consists of two-to-three story residences in a variety of styles. Most properties have garage openings and bay windows. The styles of the surrounding properties include Stick residences from the late 1800's, Edwardian flats from the early 1900's, Spanish Colonial Revival and Classical Revival residences from the 1920's-1930's, and Contractor Modern apartment buildings from the 1950's - 1980's. The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

2764 Greenwich Street does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 2764 Greenwich Street was constructed in 1928 and appears to have very little relationship to the surrounding development on the block. It does not appear to have a particularly specific or significant association with a specific period of development to be eligible under the criterion.

2764 Greenwich Street does not appear to contribute to a potential California Register-eligible historic district. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development to constitute a California Register-eligible historic district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that 2764 Greenwich Street is associated with the lives of important persons in our past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

2764 Greenwich Street was constructed in 1928 in a mixed style. It does not embody any particular style, as it features Edwardian characteristics on the second floor with two bay windows and a simple cornice. It also features a brick ground floor, which appears to be original. As the building was constructed well after the Edwardian style was in vogue, and as it does not possess any predominant characteristics of other styles, the building does not rise to the level of being individually eligible for the California Register of Historical Resources.

2764 Greenwich Street does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 2764 Greenwich Street does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since 2764 Greenwich Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

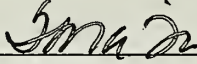
to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2/28/2011

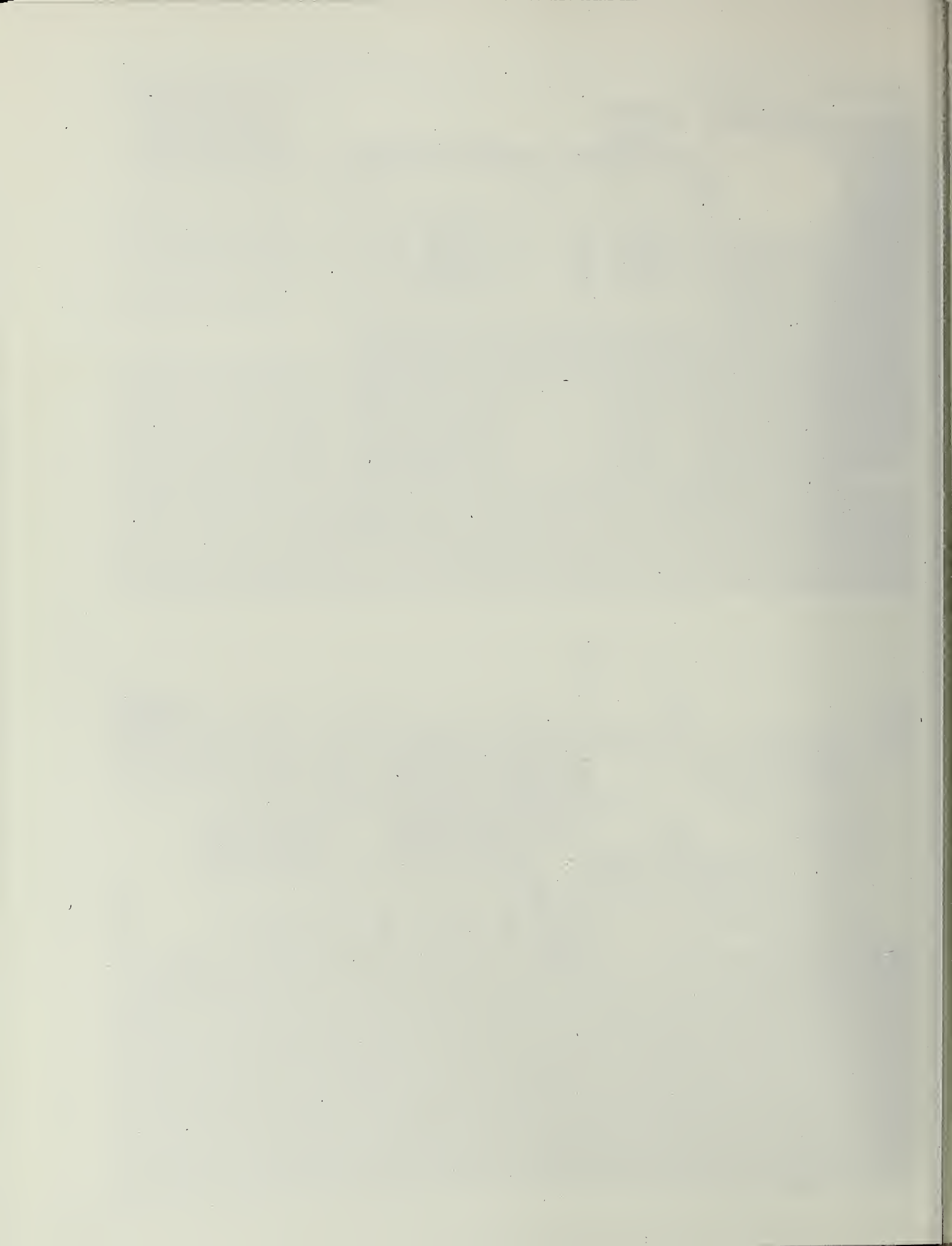
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File



VIEW FROM STREET



VIEW ACROSS STREET FROM ROOF





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

MAR 11 2011

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Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.1093E

v.11.17.2009

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 B 3/8/11
Date: 12-2-10
Address: 160 BELGRAVE S.F.
Block/Lot: 1289/000052

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>THELMA KANAWYER</u>	Telephone No.	<u>415-661-6388</u>
Address	<u>160 BELGRAVE</u>	Fax No.	
	<u>SAN FRANCISCO</u>	Email	
Project Contact	<u>MERRY TISSIER</u>	Telephone No.	<u>415-661-6388</u>
Company		Fax No.	
Address		Email	

Site Information

Site Address(es):	<u>160 BELGRAVE AVE.</u>		
Nearest Cross Street(s)	<u>STANTON ST.</u>		
Block(s)/Lot(s)	<u>1289 / ~~066~~ 032</u>	Zoning District(s)	<u>RESIDENTIAL RH-1 (D)</u>
Site Square Footage	<u>70x100</u>	Height/Bulk District	
Present or previous site use	<u>RESIDENTIAL</u>		
Community Plan Area (if any)			

Project Description

☒ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		
Describe proposed use <u>2-car garage</u>			

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <u>Tree Disclosure Statement</u> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more? ?		☒	☐
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. ?		☐	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential 2814 ~~4~~	~~BLVD~~ 2814	~~BLVD~~ 2814	~~2814~~ 0	~~3251~~ 2814
Retail				
Office				
Industrial				
Parking	ACAR 0	0	437	437
Other (specify use)				
Total GSF	2814			

Dwelling units	1			
Hotel rooms				
Parking spaces	0		2	2
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 160 Belgrave Avenue
Block/Lot: 1289/032
Case No.: 2010.1093E
Date of Review: January 31, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project consists of two components: 1) converting the existing garage space into a storage area which includes retaining the existing twelve-foot wide garage opening and details; and 2) the construction of a detached one-story approximately ten-foot high two-car garage structure at the property line. The proposed garage structure will be sited on the existing concrete driveway and will involve the minor modification of the existing front yard landscaping. No alterations are proposed for the single family residence.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1937).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a double-wide lot on the north side of Belgrave Avenue in the upper Cole Valley neighborhood. The property is located within an RH1-D (residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. Constructed in 1937 and designed by Martin Rist, the residence features an L-shaped plan, with the main façade facing the side yard. The architecture is in a Spanish-Mission eclectic style with a large landscaped yard and a masonry wall along the front property line. A horizontal addition was constructed in the rear of the building in 1988.

The immediate area consists of single-family detached homes on large lots. Most properties have garage openings and/or detached garage structures. While the neighborhood displays consistency in terms of large single-family detached homes, the construction dates and architectural styles vary- there is a cluster of homes constructed in the mid-1930's as well as many residences constructed in the 1950's and 1960's. The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the building was constructed in the mid-1930's along with several other residences on the block and appears to have been constructed during a period of residential development in the upper portion of Cole Valley, it does not appear to have a strong or significant association with a specific period of development to be individually eligible under the criterion.

160 Belgrave Avenue does not appear to contribute to a potential California Register-eligible historic district. As discussed above, there are several pockets of homes that were constructed around the same time period in a similar style; however, the area contains a variety of other residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development in the neighborhood to constitute a California Register-eligible historic district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research does not indicate that 160 Belgrave Avenue is associated with the lives of important persons in our past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

160 Belgrave Avenue was designed by Martin Rist in a Spanish/Mission-eclectic style and embodies many of the characteristics of residences constructed in the mid-1930's. The building features a cross-gabled roof with slate shingles, a white stucco finish, multi-paned wood casement windows, bay windows with copper hoods, and wood façade details.

Research shows that Martin Rist was a well-known architect who practices in San Francisco and the Bay Area in the 1930's. He designed buildings for the Convent of the Good Shepherd¹, the Taraval Police Station, several buildings for San Francisco General Hospital, Sunshine School (2730 Bryant St.), and a number of churches and private residences, primarily in the southwestern portion of San Francisco.

While 160 Belgrave Avenue is a good representative of the Spanish/Mission-eclectic style residence and does retain all of its original details, it is a relative modest example of its type and does not significantly embody the distinctive characteristics of the style. Martin Rist was a prolific architect but 160 Belgrave Avenue does not appear to be an excellent example of his architecture or body of work. In sum, 160 Belgrave does not rise to the level of being individually eligible for the California Register of Historical Resources.

160 Belgrave Avenue does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 160 Belgrave Avenue does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, there are many buildings in the area that were constructed during the same time period as 160 Belgrave Avenue between 1930-1940, and display characteristics of the Spanish/Mission-eclectic style; however, over time there has been the construction of newer buildings that break up the unifying pattern and concentration of this type of structure. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since 160 Belgrave Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

¹ University Mound Ladies Home, *Our History*, www.ladieshome.org/home/out-history. California's Living New Deal Project, *Sunshine School, Real Alternatives High School, San Francisco*, www.livingnewdeal.berkeley.edu/map/view.php?1-65.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

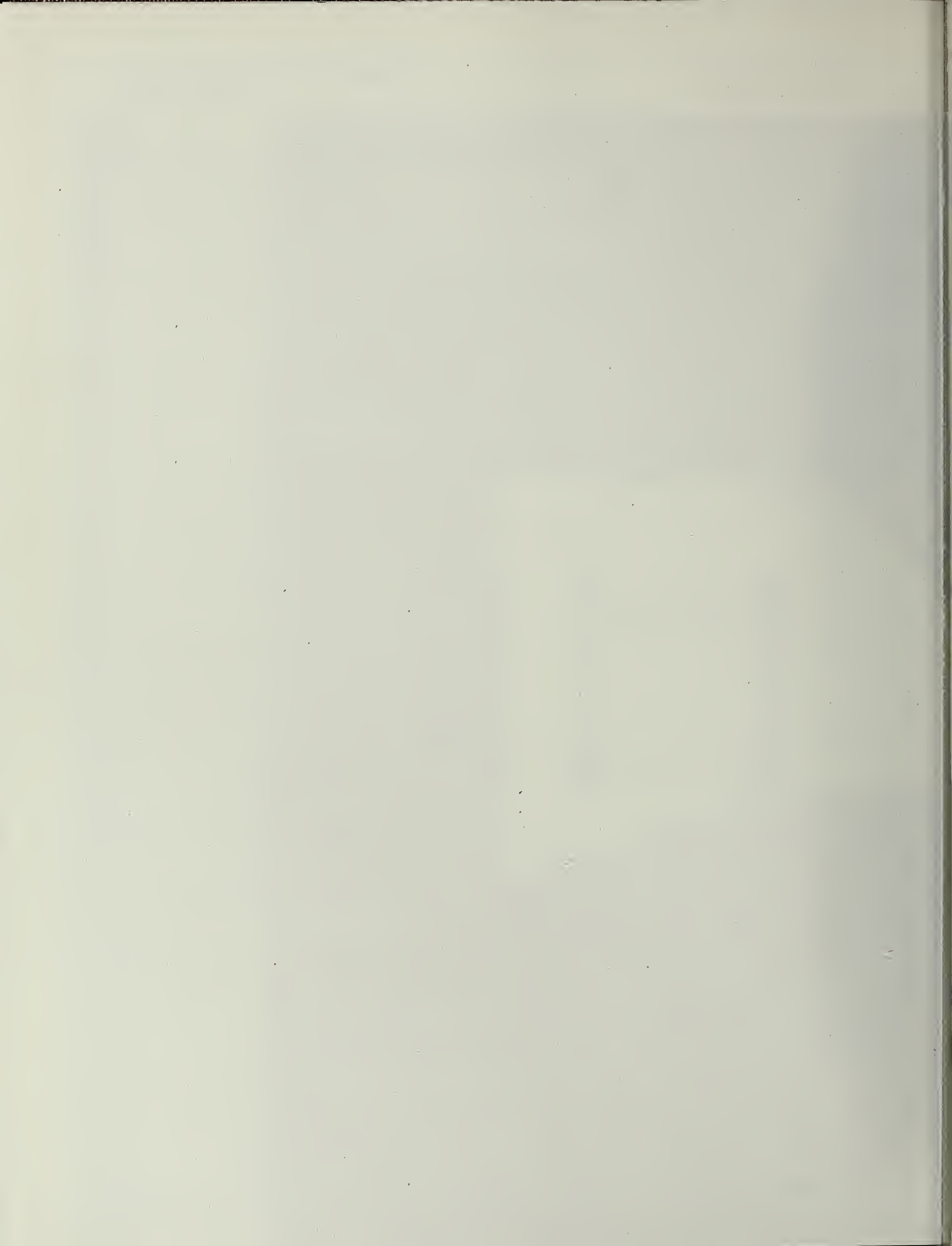
SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2/28/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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DOCUMENTS DEPT

MAR 11 2011

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.1108E

v.8.9.2010

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1 B 3/8/11

Date: Nov. 15th, 2010
Address: 1354 Funston Ave
Block/Lot: 1676 / 031
1767

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Pui Chee Leung</u>	Telephone No.	<u>(415) 386-8763</u>
Address	<u>5827 California St</u>	Fax No.	<u>(415) 344 9858</u>
	<u>S.F CA 94121</u>	Email	<u>gloria.li@sbcglobal.net</u>
Project Contact	<u>Gloria Li</u>	Telephone No.	<u>(415) 609 1087</u>
Company	<u>Seto Engineer</u>	Fax No.	<u>650 344 9858</u>
Address	<u>1439 California St</u>	Email	<u>gloria.li@sbcglobal.net</u>
	<u>Burlingame, CA 94010</u>		

Site Information

Site Address(es):	<u>1354 Funston Ave</u>		
Nearest Cross Street(s)	<u>Judah</u>		
Block(s)/Lot(s)	<u>1767/031</u>	Zoning District(s)	<u>R-2</u>
Site Square Footage	<u>3000</u>	Height/Bulk District	<u>40'</u>
Present or previous site use Community Plan Area (if any)	<u>~~R-1~~ Single Family</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use Two units residential.

Narrative project description. Please summarize and describe the purpose of the project.

add second unit. @ Third Floor.EXTENDED AT REAR. TOTAL ADD AREA 2,965 sq ft.RENOVATION ON EXISTING KITCHEN & BATHROOMS

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> . –	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLEIf you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,445 SQFT	2,445 ϕ	2,165 ϕ	4610 ϕ
Retail				
Office				
Industrial				
Parking	400 ϕ	400 ϕ	80 ϕ	480 ϕ
Other (specify use)				
Total GSF				

Dwelling units	1	1	1	2
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	20' - 3" $\pm$	20' - 3" $\pm$	11' - 5"	31' - 6"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1354 Funston Avenue
Block/Lot: 1767/031
Case No.: 2010.1108E
Date of Review: February 16, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project consists of the alteration of the front façade, including removing the existing parapet and detailing, widening the garage opening, and altering the first floor bay window; the construction of a new horizontal addition at the roof to create a third floor, which will be flush with the existing front façade; 'filling-in' of the southern entrance setback at the first and second floor; and the construction of a three-story vertical addition at the rear of the façade.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1923).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1354 Funston Avenue is located on the east side of Funston Avenue between Irving and Judah Streets in the Inner Sunset neighborhood. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. It was constructed in 1923 by an unknown architect. Designed in the Mission Revival style, the building is a one-story-above-garage house, with the residential entrance on the second floor of the southern (left) side of the building that is reached by stairs and a row of windows in a bowed bay on the upper floor. There is a plain spandrel area above the bay and features a Mission-style parapet. The building has a flat roof with decorative Spanish tiles along top of the bay window and at various points on the parapet. The windows on the front façade are single-pane metal windows – not original to the building. The building is clad in a painted stucco finish. The rear of the building is plain and is clad in horizontal wood siding and has a two-story pop-out structure.

The immediate area consists largely of two-to-three story residences. Most properties have garage openings. The styles of the surrounding properties are predominantly Edwardian flats from the early 1900's, Classical Revival residences from the 1920's-1930's, and a few Contractor Modern apartment buildings from the 1950's – 1980's. Across the street from the subject property is the St. Anne of the Sunset Church, dating from 1931.

The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

1354 Funston Avenue does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. 1354 Funston Avenue was constructed in 1923 and appears to have very little relationship to the surrounding development on the block. It does not appear to have a particularly specific or significant association with a specific period of development to be eligible under the criterion.

1354 Funston Avenue does not appear to contribute to a potential California Register-eligible historic district. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development to constitute a California Register-eligible historic district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Research and documentation submitted does not indicate that 1354 Funston Avenue is associated with the lives of important persons in our past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

1354 Funston Avenue was constructed in 1923 in the Mission-revival style. While the building is designed in a quintessential Mission-revival style and does retain the majority of its original details, it is a modest example of its type and does not significantly embody the distinctive characteristics of the

style. The building does not rise to the level of being individually eligible for the California Register of Historical Resources.

1354 Funston Avenue does not appear to contribute to a potential California Register-eligible historic district. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: *It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since 1354 Funston Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

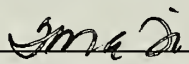
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 2/28/2011

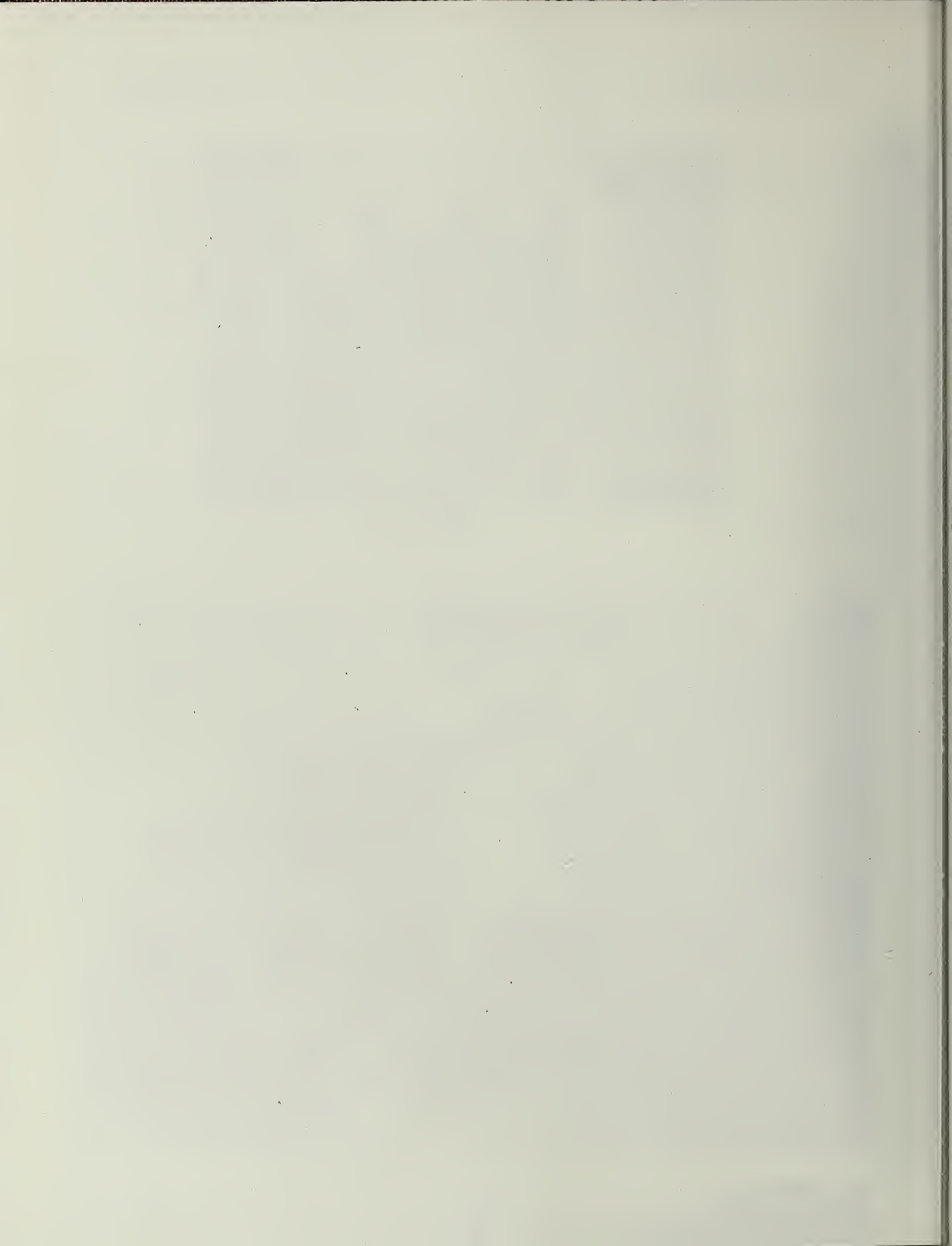
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File



View of subject building



PICTURE #1





SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED Date received:

NOV 3 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org

(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR 11 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Debbie Dodge

(For Staff Use Only) Case No.

2010.04768

Date:

10/28/10

Address:

3323 Washington

Block/Lot:

0997 / 0025

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Philip & Jamie Bowles Telephone No. 650 - 578 - 8099
 Address 3323 Washington St Fax No. 650 - 578 - 1320
SE, CA Email Debbie@dodgeandassociates.com
 Project Contact Debra Dodge Telephone No. _____
 Company Dodge & Assoc Fax No. _____
 Address P.O. Box 620260 Email _____
Woodside, CA 94062

Site Information

Site Address(es): 3323 Washington St
 Nearest Cross Street(s) Presidio
 Block(s)/Lot(s) 0997/0025 Zoning District(s) RH1
 Site Square Footage _____ Height/Bulk District None
 Present or previous site use Single family residence
 Community Plan Area (if any) NO

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$38,000

Describe proposed use Single family residence

Narrative project description. Please summarize and describe the purpose of the project.

Change out window, change siding,
 replace & enlarge garage door.
 Change roofline - to lower profile.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	<i>No change</i>			
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				

Dwelling units	<i>No change</i>			
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

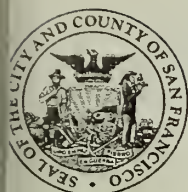
Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1(a), consisting of minor alteration of existing private structure

Shelley Cutler 3/8/11
Approved Shelley Caitagirone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 3323 Washington Street
Block/Lot: 0997/025
Case No.: 2010.0476E
Date of Review: February 9, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration



New Construction

PROJECT DESCRIPTION

The proposal involves alteration of the front façade, including replacing stucco and horizontal wood cladding with wood shingle cladding, adding a central projecting window bay, replacing the hipped roof with a flat roof and molded cornice, and widening the garage door. The project will not expand the building envelope.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed in any local, state, or national registers. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (1939).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,600-square-foot parcel is located on Washington Street between Walnut Street and Presidio Avenue. The property is located within the Presidio Heights neighborhood in an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of Washington were constructed between 1900 and 1913 in Edwardian and Shingle styles. A grouping of five Mid-Century buildings were constructed at this southeast end of the block circa 1940.

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile made improved accessibility from the downtown area. According to the Planning Department's Parcel Information Database there are eight identified historic resources located on this block of Washington Street. Blocks in the surrounding area each contain a significant number of historic resources with a high concentration located near the Presidio. Portions of the Presidio Heights neighbor likely qualify for listing on the California Register as a historic district due to the high concentration of architect designed buildings and strong continuity in style and development period for

the area. The immediate block of Washington Street, however, is a mixture of early 20th century and mid-century buildings without strong stylistic or historic continuity.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Debbie Dodge, Doge & Associates.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject buildings. Also, the development of the property does not appear to be significant to the overall development pattern in the Presidio Heights neighborhood. The building was constructed as replacement housing in 1939 on a block initially developed between 1900-1913. The property is therefore determined not to be eligible under this criterion.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject building appear to have involved people that were not known to be important in the history of the City, the State, or the nation. Although the property is associated with Mildred Stern who was recognized locally for her social work, it does not appear that the subject property is associated with her work in any way or that she played a defining role in the city's history. The property is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed in the Second Bay Tradition style by carpenter Thomas R. Sharman along with four other adjacent buildings in 1939. The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction. The building does not represent a master architect or possess high artistic value. Furthermore, the surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. The subject building is therefore determined not to be eligible under this criterion either as an individual resource or as part of a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since no period of significance is identified for the building, its historic integrity cannot be assessed.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposed new construction would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

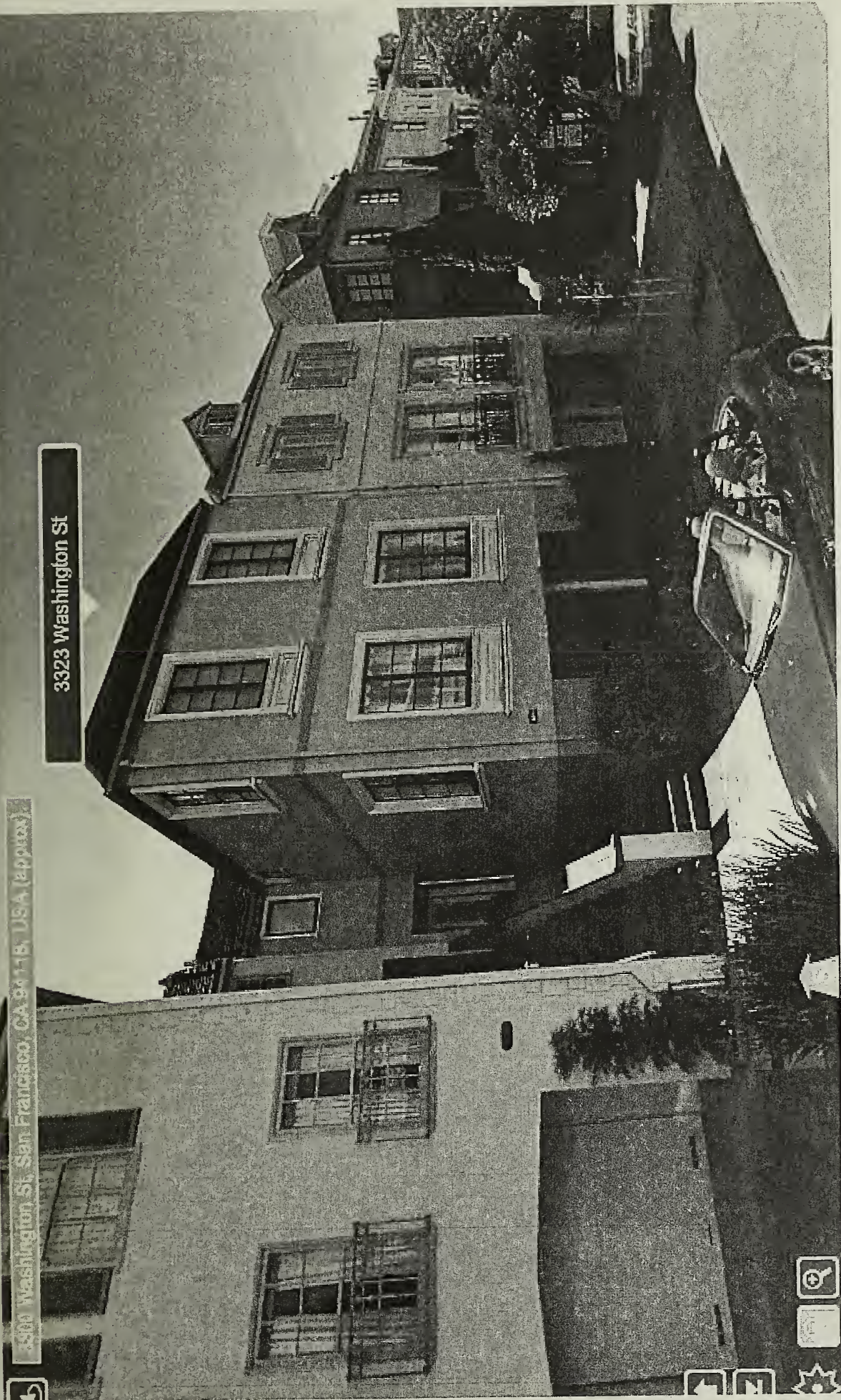
Date: 3/4/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0476E_3323 Washington.doc

3300 Washington St, San Francisco, CA 94118, USA (approx)

3323 Washington St





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.1016E
Project Title: Cayuga Park Renovation
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 7095A/011, 7095B/002, 7096A/008
Project Site Area: 135,480 square feet
Project Sponsor: Marvin Yee, S.F. Recreation and Park Department – 415 581-2541
Staff Contact: Jeremy D. Battis – 415 575-9022
Jeremy.Battis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

9/11
The proposed project, located at Cayuga Park, would vacate and acquire a small dead end public street (Cayuga Street) approximately 167 feet in length, at the park's southeastern border. The acquisition would enlarge the existing 126,990-square foot (2.9 acre) park by 8,490 square feet (sq ft). The proposed road acquisition would necessitate that at least a portion of the new park area be rezoned from RH-1 (Residential House, One-family) to P (Public Use). The proposed project also involves the demolition of an existing one-story 3,100-sq ft park clubhouse building constructed in 1951 and the construction of a new one-story 3,650-sq ft clubhouse building. In addition the proposed project includes new irrigation within an existing field sports play area, a new manmade "daylighted" irrigation and stormwater drainage water element, landscaping and tree planting and removal, and the swapping of site locations between an existing children's play area and an existing basketball court. The subject property is a panhandle-shaped parcel within the city block bounded by Naglee Avenue to the northeast, Cayuga Avenue and Alemany Boulevard to the southeast, Whipple Avenue to the southwest, and I-280 to the northwest in the Outer Mission Neighborhood.

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DOCUMENTS DEPT

EXEMPT STATUS:

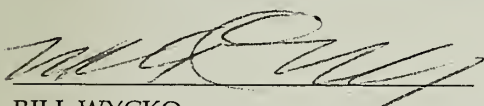
MAR 11 2011

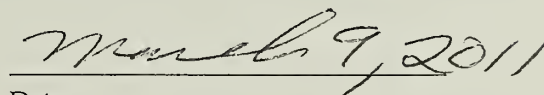
Categorical Exemption, Class 1, 3, & 4 [State CEQA Guidelines Sections 15301, 15303, & 15304]

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Marvin Yee, Recreation and Park Department
K. Mauney-Brodek, Recreation and Park Department
John Avalos, Supervisor District 11

Bulletin Board / M.D.F
B. Bollinger, Planning Department
M. Webster, Planning Department

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building on the site, the "Cayuga Clubhouse," is not a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response (HRER) memorandum).¹ In making the determination, the Planning Department cited a supplemental Historic Resource Evaluation (HRE)², an architectural and historic report furnished by the project applicant. The HRE found that the existing building has "lost integrity of design through an addition made circa 1977 which dramatically altered the building's massing and roofline [and]...also removed the rear glass window wall that was a key facet of the building's original Modernist design."

The neighborhood adjacent to the project does not appear to constitute a historic district. However, the Cayuga Clubhouse, because it was constructed as part of the 1947 Recreation Bond Measure, would be considered part of an associated "discontiguous" potential historic district that is awaiting a historic survey. Nevertheless, the building's lack of historic integrity appears to render the Clubhouse as a non-contributing building to the potential district.³ Both the HRE and HRER concluded that the existing structure does not appear to retain sufficient historic integrity for listing in the California Register of Historical Resources and, as such, cannot be considered a historic resource.

Because the existing building is not a historic resource, its demolition would not result in a significant impact to a historic resource and may therefore be found to be exempt from environmental review if other criteria are satisfied. As described below, the project meets the criteria for exemption from environmental review.

Biological Impacts: The San Francisco Board of Supervisors adopted legislation that amended the City's Urban Forestry Ordinance, Public Works Code Sections 801 et. seq., to require a permit from the DPW to remove any protected trees.⁴ Protected trees include landmark trees, significant trees, or street trees located on private or public property anywhere within the territorial limits of the City and County of San Francisco. Article 16 of the San Francisco Public Works Code, the Urban Forestry Ordinance, provides for the protection of "landmark" trees, "significant" trees, and street trees. Landmark trees are designated by the Board of Supervisors upon the recommendation of the Urban Forestry Council, which determines whether a nominated tree meets the qualification for landmark designations by using established criteria (Section 810). Significant trees are those trees within the jurisdiction of the Department of Public Works, or trees on private property within 10 feet of the public right-of-way, that meet certain size criteria. To be considered significant, a tree must have a diameter at breast height of more than 12 inches, a height of more than 20 feet, or a canopy of more than 15 feet (Section 810(A)(a)). The removal of protected trees by abutting property owners requires a permit under Article 16 of the San Francisco Public Works Code. As

¹ *Historic Resource Evaluation Response* (HRER) memorandum for Cayuga Park, San Francisco, CA by Rich Sucre, Preservation Technical Specialist, January 18, 2011 (attached).

² *Historic Resource Evaluation Final* (HRE) for Cayuga Park, San Francisco, CA by Page & Turnbull, October 25, 2010. This document is available for public review by appointment at 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2010.1016E.

³ Supra note 1.

⁴ San Francisco Planning Department, Director's Bulletin No. 2006-01, May 5, 2006, Planning Department Implementation of Tree Protection Legislation, page 2, http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/db2006_01treedisclosuredirector.pdf.

described below in further detail, the proposed project would result in removal of 44 trees on the project site. The tree assessment prepared for the project site identified twelve trees considered significant, three of which are proposed for removal.⁵ If the Department of Public Works grants a permit under Article 16 of the San Francisco Public Works Code, it shall require that replacement trees be planted (at a one-to-one ratio) or that an in-lieu fee be paid (Section 806(b)). Therefore, with Section 806(b) compliance, the project would not conflict with any local policies or ordinances protecting trees.

HortScience, Inc. conducted a tree assessment for the proposed project which included the following: a survey of 128 trees over six inches within the project area; description of the trees; an assessment of the suitability for preservation of each tree; a tree risk assessment; evaluation of the project impacts and proposed actions; and guidelines for tree preservation during the design, construction, and maintenance phases of development.⁶ All 128 trees surveyed were planted as landscaping and shade canopy; none are native to the project site. The results of this survey are summarized below.

The tree survey evaluated 128 trees, which represented 25 different tree species. The most frequently occurring tree species were Monterey cypress (29 trees), purple leaf plum (20 trees), cherry (14 trees), and cordyline (10 trees). The tree health assessment found that the health of the 128 trees ranged from "poor" (10 trees) to "excellent" (10 trees). Trees rated as in "fair" condition numbered 69, and 39 trees were considered to be in "good" condition.

To gauge each tree's suitability for preservation, the tree survey rated each of the 128 trees on existing health, structural integrity, species response, tree age and longevity, and species invasiveness. Additionally, a tree risk assessment was conducted to assess a tree's potential for one of its parts to fail, and pose a hazard to safety to property.

Based on findings of the tree risk assessment, tree survey, and the location of the proposed project, the consulting arborist recommends that 84 trees be preserved and 44 trees be removed. Eleven Monterey cypress trees identified for removal are outside the project construction area, but are in poor health. Of the 33 additional trees that would be permanently removed as a direct result of project construction, sixteen have poor suitability or defects that render them unsuitable for preservation; another 17 are healthy trees located within the footprint of proposed new facilities. In addition to the 11 Monterey cypress, tree species to be permanently removed would consist predominantly of cherry (7 trees), cordyline (5 trees), and red-flowering gum (5 trees).

The tree assessment also includes tree preservation guidelines that would be followed during construction activities. The tree preservation guidelines include establishment of a tree protection zone, the installation of protective chain link or baled hay fencing around trees to be preserved, and appointment of an on-site arborist advisor during the construction phase, including grading, utilities, drainage, and landscape plans.⁶

⁵ Tree Assessment, Cayuga Playground, San Francisco, CA, Prepared by James R. Clark, Ph. D., HortScience, Inc. for the S.F. Recreation and Park Department, City of San Francisco, February 12, 2011. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2010.1016E.

⁶ *Ibid.*

Bird nesting, protected under the federal Migratory Bird Treaty Act (MBTA), may occur in the project area. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and seabirds. As described above, a number of non-native trees would be removed from the project site. Therefore, to reduce any potential for adverse effects on nesting birds in the course of non-native tree removal, construction would occur outside of bird nesting season (January 15 to August 15). Bird nesting season is generally recognized to be from March 15 to August 15 in most areas of California, but can begin as early as January 15th in the San Francisco Bay Area. In the event that construction during bird nesting season cannot be fully avoided, preconstruction nesting surveys should be conducted prior to work in order to comply with the MBTA. The MBTA makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in 50CFR 10, including a bird's nest, eggs, or young. Pursuant to the MBTA, the project sponsor will conduct preconstruction bird nesting surveys within seven days of the start of construction (i.e., active ground disturbance). If active nests are located during the preconstruction bird nesting survey, the project sponsor is required to contact the California Department of Fish and Game for guidance on obtaining and complying with a Section 1081 Agreement, which may include setting up and maintaining a line-of-site buffer area around the active nest and prohibiting construction activities within the buffer; modifying construction activities; and/or removing or relocating active nests.

As described above, the proposed project would not conflict with any local policies or ordinances protecting biological resources; affect any rare, threatened, or endangered species; diminish habitat; or conflict with any policies or ordinances protecting trees. Therefore, the proposed project would not result in any impact to biological resources.

CONCLUSION:

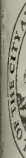
CEQA State Guidelines Section 15301, or Class 1, provides an exemption for existing facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination. Additionally, CEQA State Guidelines Section 15301(l) provides an exemption for the demolition and removal of individual small structures. The proposed project would demolish the existing Cayuga Clubhouse, a 3,100-sq ft building. Therefore, the proposed project meets the criteria for exemption under Class 1.

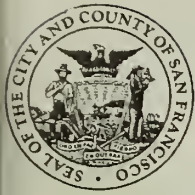
CEQA State Guidelines Section 15303, or Class 3, provides an exemption from environmental review for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 3 also provides an exemption for accessory structures including garages, carports, patios, swimming pools, and fences. The proposed project would entail construction of a new 3,650-sq ft clubhouse building as well as the replacement construction of a new children's play area and basketball court. Therefore, the proposed project meets the criteria for exemption under Class 3.

CEQA State Guidelines Section 15304(b), or Class 4(b), provides an exemption for new gardening, including the replacement of existing conventional landscaping with water-efficient or fire-resistant landscaping. Class 4 would exempt landscaping features such as vegetation, walkways, and irrigation systems. The project would require minor alterations of the land and vegetation including removal of 44

trees, planting of approximately 64 new trees -- including six redwood trees, new pathways and landscaping, and installation of a new drainage and associated daylighted water features. Therefore, the proposed project meets the criteria for exemption under Class 4.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. The proposed project would include a change of zoning for at least a portion of the 8,490 sq ft of area proposed for acquisition into the park, currently in use as a public street. The change of zoning action, which would reassign the zoning designation of at least a portion of the 8,490 sq ft of area proposed for acquisition, presently known as Cayuga Avenue, from RH-1 (Residential House, One-family) to P (Public Use), would not result in a direct or reasonably foreseeable indirect physical change in the environment. As described above, the proposed project would not have a significant effect on a historic or biological resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For all of the above reasons, the proposed project is appropriately exempt from environmental review





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: Cayuga Park, 301 Naglee Avenue
Block/Lot: 7095A, 7095B/002, 011
Case No.: 2010.1016E
Date of Review: January 18, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project involves demolition of the existing one-story 3,100 sq. ft. clubhouse facility (referred to as the Cayuga Park Clubhouse) and the new construction of a one-story replacement clubhouse building. The new construction would be contemporary in architectural style, and would measure 3,650 sq. ft. The proposed project also includes renovation of the existing play area, basketball and volleyball courts, irrigation, and landscaping.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1951).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on an irregularly shaped lot bordered by Naglee Avenue, I-280 and Alemany Boulevard in the Outer Mission District. The property is located within a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The immediate area consists largely of low density residential buildings constructed primarily between 1930 and 1940. The predominant architectural styles in the area are Minimal Traditional and Moderne.

Completed in 1951, the Cayuga Park Clubhouse is one of at least twenty-seven facilities constructed and/or rehabilitated, as part of a 1947 Recreation Bond Measure. This measure is arguably one of the largest building campaigns undertaken by the City of San Francisco Recreation Commission. As such, these resources may contribute to a potential discontinuous historic district with a period of significance ranging from 1947 to 1958.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register*

Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance:

Notes: Although the Cayuga Park Clubhouse located at 301 Naglee Avenue was constructed as part of the 1947 Recreation Bond Measure, it does not appear to contribute to the potential discontinuous historic district due to lack of historic integrity. Furthermore, it does not appear to possess sufficient significance to qualify for individual listing in the California Register of Historical Resources.

The potential 1947 Recreation Bond Discontinuous Historic District is significant under the California Register Criterion 1 (Event) and Criterion 3 (Architecture), and has a period of significance ranging from 1947 to 1958. Below is a brief description of the district's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resource Evaluation, dated October 25, 2010, provided by Page & Turnbull (attached). Staff concurs fully with the findings of the Page & Turnbull report and refers the reader to this report for a more thorough evaluation of the property's significance. Additional detail on the potential discontinuous historic district is pending a historic resource study to be undertaken by San Francisco Recreation and Parks.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The potential 1947 Recreation Bond Discontinuous Historic District is significant under California Register Criterion 1 (Events) for its association with the 1947 Recreation Bond Measure, which provided funding for the renovation and/or new construction of approximately twenty-seven facilities across San Francisco. This bond measure provided funding for the largest building campaign undertaken by the City of San Francisco Recreation Commission and vastly increased the city's network of recreational facilities, including playgrounds, clubhouses, recreation centers, gymnasiums, and pools. This discontinuous district embodies the city's embrace of recreation as a basic amenity for its citizens and also represents the focus upon amenities to those parts of the city with population booms that occurred after World War II.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The potential 1947 Recreation Bond Discontinuous Historic District does not appear to be associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The potential 1947 Recreation Bond Discontiguous Historic District is significant under California Register Criterion 3 (Architecture) as a work of a master, William Gladstone Merchant. It appears that Merchant designed many of the new recreational facilities constructed as part of the 1947 Recreation Bond Measure. Merchant's body of work demonstrates the evolution of twentieth-century architectural design from his early Classical Revival designs to his embrace of the Modern Movement in the 1940s and 1950s. His work is exemplified by his public works and recreational projects, and his role as consulting architect to the San Francisco Recreation Commission.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The potential 1947 Recreation Bond Discontiguous Historic District is not likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: Although the subject property located at 301 Naglee Avenue was constructed as part of the 1947 Recreation Bond Measure, it does not appear to contribute to the potential discontiguous historic district due to lack of historic integrity. The subject property lacks historic integrity due to major alterations and additions. As part of the circa 1977 renovations, an addition was constructed on the north façade, which necessitated the removal of the glass window wall, a key aspect of the building's original Modernist design. This addition dramatically alters the building's massing and roofline, thus impacting the property's integrity of design, workmanship, materials and feeling.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Not applicable.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The adjacent neighborhood consists largely of residential properties, and does not appear to constitute a potential historic district. Therefore, there do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

As noted previously, the Cayuga Park Clubhouse was constructed as part of a series of recreational facilities across San Francisco; however, due to alterations, it no longer contributes to the potential 1947 Recreation Bond Discontiguous Historic District. Based upon available information, the demolition of the Cayuga Park Clubhouse would not constitute a significant adverse impact upon this potential discontiguous historic district, since the subject property is not a contributing resource and no longer contributes to the significance of the potential district. Additional information on this potential historic district is pending a historic resource study to be completed by San Francisco Recreation and Parks.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

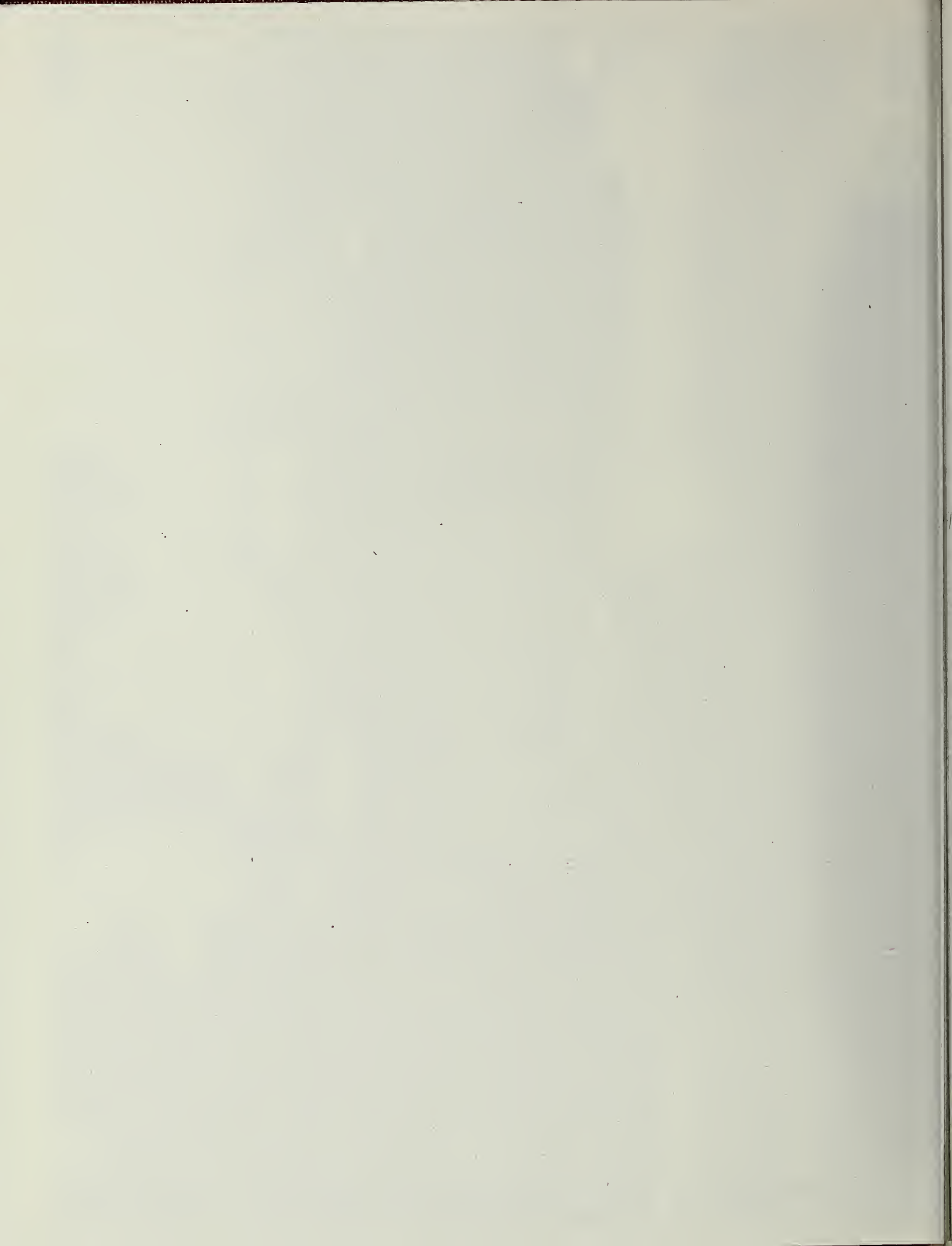
Date: 1-17-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Page & Turnbull and dated October 25, 2010.

SC: G:\Documents\2010.1016E Cayuga Park\HRER_Cayuga Park_2011-01-18.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

NOV 12 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR 22 2011

Signed (owner or agent):

Judith M. [Signature]
2010.1032E

Date:

10/25/10

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

Address:

2329 Castro St.

Block/Lot:

6630/25

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Judi Mozesson</u>	Telephone No.	<u>415-282-9947</u>
Address	<u>2329 Castro Street</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94131</u>	Email	<u>mozesson@sbcglobal.net</u>
Project Contact	<u>Judi Mozesson</u>	Telephone No.	<u>415-282-9947</u>
Company	<u></u>	Fax No.	<u></u>
Address	<u></u>	Email	<u>mozesson@sbcglobal.net</u>
	<u></u>		<u></u>

Site Information

Site Address(es):	<u>2329 Castro Street</u>		
Nearest Cross Street(s)	<u>29th Street</u>		
Block(s)/Lot(s)	<u>6630/25</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>25' x 45'</u>	Height/Bulk District	<u>n/a</u>
Present or previous site use	<u>residential</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>\$200,000</u>

Describe proposed use residential

Narrative project description. Please summarize and describe the purpose of the project.

The proposed project will raise the subject property by approximately 5 feet to bring its height in alignment with adjacent properties and create a ground level living and storage space.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

3-15-11

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA) * A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe existing variance.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	528	528	500	1,000
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	528	528	500	1,000

Dwelling units	1	1	0	1
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories	1	1	1	2

Please describe any additional project features that are not included in this table:

Existing undeveloped basement and crawl space to be converted to living and storage space at code height by raising property ~5'.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2329 Castro Street
Block/Lot: 6630/025
Case No.: 2010.1032E
Date of Review: March 14, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 528 square-foot, single-story building by: (1) lifting the existing structure 4 feet; (2) constructing a level of occupancy at the ground floor; (3) constructing a horizontal addition at the ground level under a deck at the south side of the lot; and (4) remodeling the interior including constructing an interior stair to connect the upper floor and ground floor of the dwelling. The result would be a 1,000 square-foot, two-story, single-family dwelling.

2329 Castro Street is a single-level, single-family residential building constructed toward the rear of the down sloping lot. A wood fence spans the lot at the front property line, with all but the hipped roof below the top of the fence. The existing residential building displays a simple cottage style, and features a painted wood façade with wood trim and a series of hipped and gabled roof forms over the small building, indicating several small additions over time. The lot is unusually small 45 feet wide, by 25 feet deep, located at the rear of another parcel that faces onto Day Street, together they were historically a single, larger parcel with two buildings.

PRE-EXISTING HISTORIC RATING / SURVEY

The San Francisco Assessor indicates a construction date of 1900 for this building, indicative of any pre-1906 building. It does not appear on the 1899 Sanborn map. The building and the adjacent building facing Day Street both appear on the 1914 Sanborn map. Planning staff believes that the building dates from between 1900 and 1906. The property is not included on any historic surveys and it is not listed on the National or California Registers. 2329 Castro Street is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of Castro Street between 29th and Day Streets, within an RH-1 (Residential, House, Single-Family) Zoning District in the southern edge of the Noe Valley neighborhood, near the northern edge of the Glen Park neighborhood. The residential building, constructed between 1900 and 1906, appears to have been constructed as part of the early wave of residential development in the area.

While portions of the Noe Valley neighborhood may contain potential historic districts, the immediate blocks surrounding the subject property have not been formally surveyed, and no basis for a potential historic district in the area has been identified. The adjacent block faces are of mixed architectural character, and includes residential buildings with raised entrances and gable roof forms, constructed in the early twentieth century.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The residential building, built between 1900 and 1906, with later additions is a vernacular cottage built without a dominant architectural style. Several similar cottages are found generally in the neighborhood and within a block of this property specifically. These property type identifications do not constitute a significant association in our local, state or national history to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with the first known owner: John Quinn in 1908, and subsequent owners: occupants J.R. Alexander (1908-1927); City & County of San Francisco (1927-1947) with unknown occupants; Lillian Spruitenburg (1947-1949); Mary E (Whitticker) and John Janse (1949-1987). None of the identified persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property was erected by an unknown builder. The simplicity of the building, lack of an architectural style, or distinctive characteristics of a type, region or method of construction indicates that it does not meet this registration criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 3-15-2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2010\2010.1032\Historic Resource Evaluation Report.doc

Current Photographs

South side of property



West side of property







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

MAR 22 2011

Signed (owner or agent):

(For Staff Use Only) Case No. 2010.0959E

Date: 10.18.10

Address: 147 SOUTH PARK

Block/Lot: 3775 / 031

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner VICTOR MEZHVINSKY Telephone No. (415) 322 8402
JESE TONKO
Address 300 3RD ST. # 502 Fax No. (415) 525 3346
SAN FRANCISCO, CA 94107 Email VICTOR@HTVENTURE.COM
Project Contact GEDDES ULINSKAS Telephone No. (415) 904-0483
Company GEDDES ULINSKAS ARCH. Fax No. (415) 904-8643
Address 52 @ 2ND ST. # 300 Email GULINSKAS @ ULARCH.COM
SAN FRANCISCO, CA 94105 ASALIERNO @ ULARCH.COM

Site Information

Site Address(es): 147 SOUTH PARK
Nearest Cross Street(s) SECOND ST. , THIRD ST.
Block(s)/Lot(s) 3775 / 031 Zoning District(s) SOUTH PARK
Site Square Footage 2,439 SF Height/Bulk District 40X
Present or previous site use RESIDENTIAL
Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☒ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use MIXED USE BUILDING

Narrative project description. Please summarize and describe the purpose of the project.

PROJECT CONSISTS OF A 4 STORY MIXED USE BUILDING, WITH
A RESTAURANT ON THE FIRST FLOOR, AND TWO RESIDENTIAL
UNITS ON THE UPPER FLOORS

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☒	☐	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2000	—	5,225 6,225	5,225 6,225
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	500	—	300 300	300 300
Other (specify use)	—	—	COMMERCIAL 1286	COMMERCIAL 1286
Total GSF			7,811	7,811

Dwelling units	1	—	2	2
Hotel rooms	—	—	—	—
Parking spaces	2	—	4	4
Loading spaces	—	—	—	—
Number of buildings	1	—	1	1
Height of building(s)	22'	—	40'	40'
Number of stories	ONE STORY OVER BASEMENT	—	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS

3-15-11



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 147 South Park Avenue
Block/Lot: 3775/031
Case No.: 2010.0959E
Date of Review: March 14, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☒ New Construction

PROJECT DESCRIPTION

The proposed project is to demolish the existing vacant single-family building and construct a new 4-story, 40'-0" tall, mixed-use building, with a restaurant on the first floor and two residential units on the upper floors within the SPD (South Park District) Zoning District, in a 40-X Height and Bulk District, and within the East SoMa Area Plan.

The subject property, is a two-story, two-bay wood framed single-family building on a through lot between South Park Avenue and Varney Place. The Assessor's date of construction is 1923; however, a report submitted to the Department by Tim Kelley Consulting suggests that the building dates to 1906, and was altered in the 1950s, likely in 1951.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property and surrounding neighborhood was subject to intensive survey activities as part of the SoMa Survey (<http://somasurvey.sf-planning.org>). It is located in, and, as amended by the HPC, identified as a non-contributor to the determined-eligible South Park Historic District (see explanatory note below). The SoMa Survey was adopted by the Historic Preservation Commission on February 16, 2011. The district contains 23 contributory elements, and 15 non-contributory elements. The district is locally significant under National Register Criteria¹ A and C.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The property is located within the boundaries of the determined-eligible South Park Historic District (Historic District), significant on a local level for its representation of industrial and residential reconstruction and development. The Historic District developed primarily between the years 1854 and 1935, and consists of a group of resources that are cohesive in regard to scale, materials, architectural styles, and relationship to the street and park. Contributors to the South Park Historic District are industrial, commercial, and residential buildings that feature wood frame or concrete construction. The district has associations with both the Japanese and Philippine communities. The buildings that were constructed around South Park after the earthquake and fire of 1906 were comparatively similar in scale

¹ The Historic Preservation Commission has adopted the National Register Criteria to assess local significance. Use of the Criteria does not imply eligibility to the National Register.

and massing to the former row houses and flats buildings. Like their predecessors, they were generally low scale, two- to three story buildings, tightly packed around the perimeter of the park. By 1935, the existing buildings within the district consisted of three constructed of brick, four of concrete, and 31 of wood.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, as noted above, the subject property does not contribute to, but is located within the determined-eligible South Park Historic District potential district.
If Yes; Period of significance: 1854-1935

Explanatory Note: In accordance with the Eastern Neighborhoods Interim Preservation Procedures, the Historic Preservation Commission (HPC) reviewed the proposed demolition and new construction, and by HPC Motion 100 (attached), found that the building is not a resource, and that it does not contribute to the South Park Historic District. The HPC did not directly address the compatibility of the new construction within the South Park District context. The Department and the HPC concluded that the subject building was erected in 1906, and significantly altered in 1951, such that the changes would have occurred outside the South Park Historic District's period of significance, therefore, the building is not be considered a historic resource.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject property, built as a residential property in 1906 is one of a number of buildings of the period located within the South Park Historic District that were built within the District's period of significance. The district has been found to be locally significant. However, there is no indication that the building itself played a significant role in the history or development of San Francisco to qualify an individual property for the California Register.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

The property is associated with its first owner Catherine J. Carrick, a widow from 1907-1916; It was used as a rental property from 1916-c.1968. Non-resident owners included: E.W. Lick (real estate broker) 1916-1923; Reeder Construction Co. 1923-1925; Arthur and Annie Mullan 1925-1942; Luigi and Margherita Imberti 1942-1968; and Joseph and Lora Bruno 1968-1998. Known occupants include

Thomas Martin (general repairman c.1940) and James Worley (chauffer c.1953). None of the persons associated with the property named above appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Buildings within the South Park Historic district have been noted for their architectural significance; however, this property has been substantially altered since it was built, and does not contribute to the district. See "Integrity", below for details. In its present form, the building is a typical modest and altered small residential building that does not possess any distinctive characteristics of a 1906 frame residential building. The subject property was erected by local builder William Kreling, a resident of 2005 Oak Street, who does not seem to have been a significant builder. There was no architect. The building is not a significant example of any style.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Alterations to the building likely occurred first circa 1923, followed by further alterations circa 1951. Together the alterations caused the building to be redesigned stylistically, raised, and extended to the rear of the lot. Cumulatively, the alterations have significantly affected the buildings integrity such that it can no longer contribute to the South Park Historic District.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The project site is located within the South Park Historic District, which has been determined eligible for listing at the local level. Adjacent to the subject property is a vacant non-contributory lot to the east; and a three-story mixed-use contributory building to the west. The proposed design is for a modern mixed-use building with horizontal tongue and groove flush wood siding and large industrial type windows. Four-story mixed-use buildings are typical of the South Park district, and the proposed ration of wall to window is typical of the industrial buildings found in the area. While the design of the new building is not final, the overall scale and massing is consistent with the existing historic context. Adjustments to the fenestration and materials may be made to ensure compatibility within the determined-eligible South Park Historic District.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3-15-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Tim Kelley Consulting.

NMC: I:\Cases\2010\2010.0959\Historic Resource Evaluation Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 100

HEARING DATE: FEBRUARY 2, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 24, 2011
Case No.: 2010.0959E
Project Address: 147 South Park Avenue
Zoning: SPD (south Park District) District
40-X Height and Bulk District
Block/Lot: 3775/031
Project Sponsor: Victor Mezhvinsky & Jesse Tomko c/o
Geddes Ulinskas Architects
52 2nd St. #300
San Francisco, CA 94105
Staff Contact: Moses Corrette – (415) 558-6295 Moses.Corrette@sfgov.org
Reviewed By: Tina Tam, Senior Preservation Planner – (415) 558-6325

ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE PROPOSED DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING, AND CONSTRUCTION OF A NEW MIXED-USE, FOUR-STORY, 40'-0" TALL BUILDING AT 147 SOUTH PARK AVENUE (ASSESSOR'S BLOCK 3775, LOT 31), LOCATED WITHIN SPD (SOUTH PARK DISTRICT), AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. On August 7, 2008, the San Francisco Planning Commission Certified the Final Environmental Impact Report (FEIR) for the Eastern Neighborhoods Rezoning and Area Plans (Case No. 2004.0160E). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Eastern Neighborhoods, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Eastern Neighborhoods Rezoning and Area Plans.

2. The FEIR provided Interim Permit Review Procedures for Historic Resources that would be in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. These procedures were developed to provide additional protection for potential historic resources within the Plan Area while the historic resources survey is being completed. Once the historic resources survey is endorsed and the Plan is amended to incorporate the results of these policies would expire and the Preservation Policies in the Area Plan would become effective.

There are two types of review per the Interim Procedures. The first type is for projects that propose demolition or major alteration to a property constructed prior to 1963 within the Plan Area. These projects shall be forwarded to the Historic Preservation Commission for review and comment. Within 30 days of receiving the Environmental Evaluation and supporting Historic Resources Evaluation (HRE) documents, the HPC members may forward comments directly to the Environmental Review Officer and Senior Preservation Planner. No public hearing is required.

The second type of review is for projects that propose new construction within the Plan Area over 55 feet, or 10 feet taller than adjacent buildings, built before 1963. These projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, the HPC's comment will be forwarded to the

Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

3. On October 18, 2010, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.

4. On February 2, 2011, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments would be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

COMMENTS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission has provided the following comments regarding the proposed project:

1. none
- 2.
- 3.
- 4.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 2 2011.

Linda Avery
Commission Secretary

AYES: Chase, Hasz, Johns, Martinez, Matsuda, Wolfram

NAYS: Damkroger

ABSENT: none

RECUSED: none

ADOPTED: February 2, 2011

HISTORICAL RESOURCE EVALUATION

147 SOUTH PARK

SAN FRANCISCO,

CALIFORNIA



TIM KELLEY CONSULTING

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0009E
Project Title: 940 Grove Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0798/010
Lot Size: 17,187 square feet
Project Sponsor: David Cincotta, Jeffer Mangels Butler & Marmaro
(415) 984-9687
Staff Contact: Brett Bollinger, (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

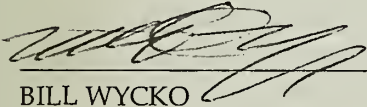
The subject property is located on Grove Street on a block bounded by Steiner, Fulton, and Fillmore Streets in the Alamo Square neighborhood. The proposed project involves rehabilitation and conversion of the historic 9,769 square-foot (sq.ft.) building facing Grove Street from an institutional use (school) to a single-family residence at the southern end of the lot; demolition of the school buildings located at the northern end of the lot facing Steiner Street; subdivision of the lot to create four (4) individual lots; and construction of three (3) 40-foot single-family buildings (totaling 21,066 sq.ft.) at the northern end of the lot. The project would result in 30,835 square feet of new residential space in four (4) single-family residences.

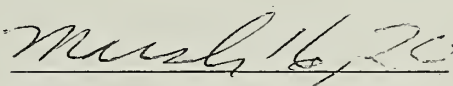
EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: David Cincotta, Project Contact
Shelley Caltagirone, Preservation Planner
Historic Preservation Distribution List

Virna Byrd, M.D.F.
Distribution List
Supervisor Mirkarimi, District 5

GOVERNMENT
DOCUMENTS DEPT

MAR 22 2011

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PUBLIC LIBRARY

REMARKS:

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the conditions stated below. The proposed physical alterations and new construction at 940 Grove Street, described above, were analyzed to determine the project's qualification as an In-Fill Development:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within an RH-3 (Residential House, Three-Family) zoning district and a 40-X height and bulk district where the proposed density of development and uses would be permitted. The proposed project would be consistent with all applicable zoning plans and policies and no General Plan amendment or rezoning would be required.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.7-acre (30,835 square feet) project site is located within a developed area of San Francisco. The surrounding uses consist of residential and public open space (Alamo Square) uses. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area, is mostly covered by paved surfaces, and does not provide habitat for any rare or endangered plant or animal species. For these reasons, the proposed project would not result in any significant impacts on biological resources.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

TRAFFIC: Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 40 daily person-trips. Of these, about seven (7) daily person-trips would be during the PM peak-hour. The daily person-trips would be distributed among various modes of transportation, including 16 vehicle trips, 16 transit trips, four (4) walking person-trips, and three (3) trips by "other means". Based on the mode split and average automobile occupancy of 1.08 persons per vehicle¹ for the proposed area, there would be about 15 daily vehicular trips of which three (3) would be during the PM peak-hour. The project would not interfere with existing traffic circulation or cause a substantial increase in traffic that could not be accommodated by the existing infrastructure capacity. The potential increase in traffic associated with the

¹ 2000 Census - Journey to Work Data for Census Tract 163, available at www.census.gov.

proposed project would not have a significant or noticeable impact upon transportation in the project area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Parking: Pursuant to *Planning Code* Section 151, the project would be required to provide approximately four off-street parking spaces, one space for each residential unit. The project proposes to construct a total of 12 parking spaces and would therefore be in conformance with *Planning Code* Section 151. The parking demand associated with the proposed project was estimated using the *2002 Guidelines*. The proposed residential use would create a parking demand of six (6) spaces. Therefore, the proposed project would provide an additional six (6) parking spaces above the amount of estimated parking demand for the proposed uses. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, day to night, month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

NOISE: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature. Considering the above, the proposed project would not be expected to result in a significant impact with respect to noise.

AIR QUALITY: The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county Bay Area Air Basin. BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards.

Dust: Project-related excavation and grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. For fugitive dust emissions, the 2010 Air Quality Guidelines recommend following the current best management practices, which has been a pragmatic and effective approach to the control of fugitive dust emissions. The Air Quality Guidelines note that individual measures have been shown to reduce fugitive dust by anywhere from 30 percent to more than 90 percent and conclude that projects that implement BAAQMD's recommended construction best management practices will reduce fugitive dust emissions to a less-than-significant level.

The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). The Dust Control Ordinance incorporated BAAQMD's

recommended best management practices. Therefore, compliance with the Dust Control Ordinance would reduce the project's fugitive dust impacts to less than significant.

Construction Air Quality: The 2010 Air Quality Guidelines state that the first step in determining the significance of criteria air pollutants and ozone precursors related to construction or operation of a proposed project is to compare the attributes of the proposed project with the applicable screening criteria provided in the Air Quality Guidelines. The purpose of this comparison is to provide a conservative indication of whether construction or operation of the proposed project would result in the generation of criteria air pollutants or ozone precursors that exceed BAAQMD's thresholds of significance. Vehicle exhaust resulting from on- and off-road construction equipment may emit criteria air pollutants. Based on a review of the Air Quality Guidelines' screening tables, the proposed project would be well below the screening level required for a detailed analysis of criteria air pollutants and ozone precursors; thus, the project would not exceed any of the thresholds of significance for criteria air pollutants and would result in a less-than-significant air quality impact related to construction exhaust emissions.

Operational Air Quality: The Air Quality Guidelines' screening level for operational criteria air pollutant and ozone precursors for a low-rise apartment building is 451 dwelling units. For retail projects, the screening level is 99,000 sq ft. The proposed project includes four (4) single-family buildings totaling 30,835 sq.ft., therefore, it is well below the screening level that requires a detailed air quality assessment of criteria air pollutant emissions. Therefore, the project would not result in the generation of criteria air pollutants and ozone precursors that exceed the BAAQMD's thresholds of significance and operational criteria air pollutants and ozone precursors would be less than significant.

Cumulative Air Quality: With respect to cumulative criteria air pollutant impacts, BAAQMD's approach to cumulative air quality analysis is that any proposed project that would exceed the criteria air pollutant thresholds of significance would also be considered to result in a cumulatively considerable increase in criteria air pollutants. As previously discussed, the proposed project would result in less-than-significant impacts related to construction and operational air quality emissions. Therefore, the proposed project's contribution to cumulative criteria air pollutant impacts is less than significant.

The proposed project would not exceed the minimum standards. Therefore, no significant air quality impacts would be generated by the proposed project.

WATER QUALITY: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Historical Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the subject property is a contributing building within the San Francisco Alamo Square Historic District. It is also listed on the *Here Today* survey (p. 121) and the 1976 Planning Department Architectural Survey with a rating of '2'. The property is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the building's local designation status. As described in the Historic Resource Evaluation (HRE) Memorandum² (attached), the building located at 940 Grove Street has been documented for its association with distinctive San Francisco residential architecture proximate to Alamo Square. The building is contributory to the Alamo Square Historic District and is an historical resource under CEQA. Furthermore, the property appears to be eligible for listing on the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).

Criteria 2 (Persons): The subject property is associated with the life and work of Giacomo Patri, an artist and author whose work has importance relative to local, state and national history. Patri founded the Patri School of Art Fundamentals in 1948 and, when he purchased 940 Grove Street in 1956, he used the building as his residence and to house the school until he retired in 1966. This began the building's use as an educational institution, although the later institutions do not rise to a level of historical significance.³ The property, therefore, appears to be eligible for listing on the California Register under this Criterion. The period of significance for this association is 1956-1966.

Criteria 3 (Architecture): The subject property is the work of master architects Albert Pissis and William Moore. The building was built in 1895 in the Queen Anne style. The building is also significant as expressing the unique qualities of the Queen Anne style.⁴ The property, therefore, appears to be eligible for listing on the California Register under this Criterion. The period of significance for this criterion is the construction date of 1895.

The subject building is a contributory building within the locally designated Alamo Square Historic District. The district contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height. The Alamo Square Historic District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression. The period of significance for the district is 1870-1929.

² Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, February 9, 2011.

³ Knapp, Frederic. Historic Resource Evaluation Report: 940 Grove Street, San Francisco, CA. December 18, 2009 (pp. 20-21).

⁴ Ibid, (pp. 21-22).

Since the property was determined to be a historic resource, the Planning Department assessed whether the proposed project would materially impair the resource. It was determined that the proposed project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project elements.

- The project would restore the original single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of Patri's residency and school would be essentially restored so that the 1956-1966 period of significance is also represented.
- All aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would mainly remove non-historic portions of the building that do not date from any of the periods of significance, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The proposed railings at the roofs of the existing additions would be wood picket railings in keeping with the style and scale of the historic building and would not detract from the significant features of the building.
- The proposed basement-level garage would be compatible in design, materials, and details with the historic building and it would not cause the removal of any significant features. Although unlikely to occur, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the building.

Infill Structures:

The Department also concurs with the compatibility of the new infill structures with the historic district. The Department finds that the construction of three new buildings within the Alamo Square Historic District on the subdivided lot of 940 Grove Street would not cause a substantial adverse change in the district or the subject property. However, the Department recognizes that further refinement of the design could increase the compatibility of the new buildings with the historic district while maintaining a distinctly contemporary appearance.

While the setting of the historic building would be altered by the construction of three new buildings at the north end of the historic lot, the setting has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. Furthermore, the new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street. The siting of the new buildings would be in keeping with

the siting of the historic buildings found on the block, with generous front setbacks and retaining walls at the front property line.

- The proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights will also step up the hill in keeping with the pattern established on the block. Furthermore, the buildings would be more than a half-story shorter than the historic building at 940 Grove Street, preserving its dominant presence on this iconic corner of the Alamo Square Historic District.
- The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Each building is composed of a slope-roofed attic level, a three-story main body, and defined basement level. The floors are articulated by string courses at most levels and/or material changes. Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. Each building also includes a raised, recessed entry with a graciously proportioned concrete stair. The Department would support further refinement of the buildings' massing, however, to further increase compatibility with the traditional forms found within the district.
- The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their narrow rectangular form and their regular and loosely symmetrical spacing. The windows would be aluminum-clad wood windows with framing and details similar in proportion and details to the historic windows found within the district. Overall, the fenestration patterns of the proposed buildings would not cause a significance material change in the district, but further compatibility may be achieved by using traditional double-hung windows or reducing the height of the openings to achieve a glazing-to-solid wall ratio more in keeping with the historic buildings.
- The proposed cladding materials would relate well to the historic painted wood, shingles, and masonry found within the district and include wood siding, stone, composite asphalt shingles, and metal roofs.
- The buildings would be clearly differentiated from the historic buildings by employing less sculptural articulation in ornamentation and modern patterns of siding and stone coursing. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.

The proposed project would maintain the character-defining features of the historic building and would not remove or harm any character-defining features of the historic district. The design of the infill structures would be sufficiently compatible with the existing architecture in the vicinity to avoid an adverse impact to the streetscape and setting of the historic buildings. Therefore, the proposed work would have no significant impact to the character of the identified historic resources.

Geotechnical Investigation

The USGS *Geologic Map of the San Francisco North Quadrangle* indicates that the site is located in a complex geologic area. According to test borings performed on the project site, the subject property is underlain

by fill overlying dune sands, colluvium, residual soils and bedrock.⁵ The fills encountered in the test borings generally consisted of very loose to loose silty sand with gravels and cobbles, and medium dense sandy gravel. The dune sands encountered at consisted of loose clean sand. The colluvial soils encountered at consisted of medium stiff sandy clay which washed down from upslope areas. The bedrock encountered consisted of firm to moderately hard serpentine. The test borings encountered the following profiles:

Boring	Depth (feet)			
	Fill	Dune Sand	Colluvium	Bedrock
B-1	0-4.0	4.0-12.0	12.0-13.7	13.7-14.0+
B-2	0-7.0	--	7.0-9.	9.5-11.5+
B-3	0-9.5	--	--	9.5-10.5+

Based on the results of the geotechnical investigation, it was determined that the proposed project would be adequately supported under the current site conditions and proposed building foundation.

Asbestos

Due to the age of the existing building, built in approximately 1907, asbestos-containing materials may be found within the existing building proposed for demolition. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The Bay Area Air Quality Management District (BAAQMD) is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the District would inspect any removal operation for which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement would occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection

⁵ Rollo & Ridley, *Geotechnical Investigation for 1338 Filbert Street*, May 29, 2009. A copy of this report is on file with the Planning Department at 1650 Mission Street Suite 400 and is available for public review by appointment as part of the project file 2009.0412E.

(DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential hazardous building materials impacts due to the presence of asbestos would be reduced to a less-than-significant level.

Lead-Based Paint

Because of the age of the existing building, which is proposed for demolition as part of the project, it may contain lead-based paint. Demolition must comply with Chapter 34, Section 3423 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 sf or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on March 1, 2011 to owners and occupants of properties within 300 feet of the project site. No members of the public expressed their approval or concerns relating to the proposed project.

Conclusion

Although the proposed project is not without opposition or controversy, opposition and controversy do not themselves constitute significant environmental impacts, nor do they constitute unusual circumstances that would render use of a categorical exemption inappropriate.

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on historic resources and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the conditions set for the CEQA Guidelines Section 15332. Therefore, the proposed project would be exempt under Class 32, Infill Development. For the above reasons, the proposed project is appropriately exempt from environmental review.

For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 940 Grove Street
Block/Lot: 0798/010
Case No.: 2010.0009E
Date of Review: February 9, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

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PROPOSED PROJECT ☒ Demolition ☒ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project involves rehabilitation of the single-family residence at the southern end of the lot; demolition of the school buildings located at the northern end of the lot; construction of three (3) single-family buildings at the northern end of the lot; and subdivision of the lot to create four (4) individual lots. The project would result in the addition of 21,066 square feet of residential use to the existing 9,769 square feet of institutional use, resulting in 30,835 square feet of residential space.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is a contributing building within the San Francisco Alamo Square Historic District. It is also listed on the *Here Today* survey (p. 121) and the 1976 Planning Department Architectural Survey with a rating of '2'. The property is considered a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the building's local designation status.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property (940 Grove Street, Assessor's Block 0798, Lot 010) is located at the northeast corner of the intersection of Grove and Steiner Streets. The property is surrounded by RH-3 land uses within a 40-X Height and Bulk District. It is immediately adjacent to Alamo Square Park which is located to the west and to "Postcard Row" which is located to the south. See the Alamo Square Historic District designation report for a full description of the district character (attached).

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine

Persons: or ☒ Yes ☐ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes, Period of significance: 1870-1929

The building located at 940 Grove Street has been documented for its association with distinctive San Francisco residential architecture proximate to Alamo Square. The building is contributory to the Alamo Square Historic District and is an historical resource under CEQA. Furthermore, based upon a review of the Historic Resource Evaluation Report prepared by Frederic Knapp, the property appears to be eligible for listing on the California Register as an individual resource under Criteria 2 (Persons) and 3 (Architecture).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor's HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject property is associated with the life and work of Giacomo Patri, an artist and author whose work has importance relative to local, state and national history. Patri founded the Patri School of Art Fundamentals in 1948 and, when he purchased 940 Grove Street in 1956, he used the building as his residence and to house the school until he retired in 1966. This began the building's use as an educational institution, although the later institutions do not rise to a level of historical significance.¹ The property, therefore, appears to be eligible for listing on the California Register under this Criterion. The period of significance for this association is 1956-1966.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Individual Significance

The subject property is the work of master architects Albert Pissis and William Moore. The building was built in 1895 in the Queen Anne style. The building is also significant as expressing the unique qualities of the Queen Anne style.² The property, therefore, appears to be eligible for listing on the California Register under this Criterion. The period of significance for this criterion is the construction date of 1895.

¹ Knapp, Frederic. Historic Resource Evaluation Report: 940 Grove Street, San Francisco, CA. December 18, 2009 (pp. 20-21).

² Ibid, (pp. 21-22).

Contributory Significance

The subject building is a contributory building within the locally designated Alamo Square Historic District. The district contains buildings in a variety of architectural styles, approximately half of which are Victorian and one-third of which are Edwardian. The typical building height is two to three stories; however, the district contains a number of apartment buildings reaching up to 6 stories in height. The Alamo Square Historic District designation report describes the area as "unified in its residential character, relatively small scale, construction type, materials (principally wood), intense ornamentation (especially at entry and cornice), and use of basements and retaining walls to adjust for hillside sites." Historically, the Alamo Square neighborhood was first established as an enclave for primarily upper-middle class residents, often business men and their families. As a result, the area contains a higher than average percentage of architect-designed homes. Later, from about 1912 to 1934, new construction in the neighborhood consisted primarily of apartment blocks, usually replacing earlier large dwellings. During the later half of the period of significance, the district increased in density and attracted a growing number of renters. Physical development of the area essentially ended with the Great Depression. The period of significance for the district is 1870-1929.

Criterion 4: *It yields, or may be likely to yield, information important in prehistory or history;*

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The Department concurs with the determination that the building retains sufficient historic integrity to convey its historical significance as presented in Knapp's report (p. 23-25).

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*) ☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The Department finds that the project would not cause a substantial adverse change in the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

Rehabilitation of 940 Grove:

The Department concurs with the analysis provided by Knapp concerning impacts to the historic building as described in pages 28-32 of the report. In summary:

- The project would restore the original single-family use of the property and would require minimal change to distinctive materials, features, spaces, or spatial relationships of the subject building or to the overall character of the historic district. Although the educational use of the building is also historically significant, the building's exterior appearance during the time of Patri's residency and school would be essentially restored so that the 1956-1966 period of significance is also represented.
- All aspects of the historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The project would mainly remove non-historic portions of the building that do not date from any of the periods of significance, such as the upper portion of the fourth floor addition and the rear horizontal additions. The project would thereby restore integrity to the design of the historic building.
- No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project.
- The proposed railings at the roofs of the existing additions would be wood picket railings in keeping with the style and scale of the historic building and would not detract from the significant features of the building.
- The proposed basement-level garage would be compatible in design, materials, and details with the historic building and it would not cause the removal of any significant features. Although unlikely to occur, the proposed garage could be removed in the future and the new opening closed without harming the integrity of the building.

Infill Structures:

The Department also largely concurs with the analysis provided by Knapp concerning the compatibility of the new infill structures with the historic district as described in pages 28-32 of the report. The Department finds that the construction of three new buildings within the Alamo Square Historic District on the subdivided lot of 940 Grove Street would not cause a substantial adverse change in the district or the subject property. However, the Department recognizes that further refinement of the design could increase the compatibility of the new buildings with the historic district while maintaining a distinctly contemporary appearance. Refinement of the design to increase

compatibility would cause less change to the historic district and, therefore, would not require further environmental review as the impact to the resource would be less than that analyzed in this report.

While the setting of the historic building would be altered by the construction of three new buildings at the rear of the historic lot, the setting has previously been compromised by the construction of non-historic educational buildings in the historic rear yard. The replacement of these buildings with new residential structures would not further harm the integrity of the setting. Furthermore, the new buildings would be more in keeping with the character of the Alamo Square Historic District than the existing structures. In this way, the project would enhance the streetscape and the setting of the historic building at 940 Grove Street. The siting of the new buildings would be in keeping with the siting of the historic buildings found on the block, with generous front setbacks and retaining walls at the front property line.

- The proposed heights of the new buildings are in keeping with the predominant heights on the block. The heights will also step up the hill in keeping with the pattern established on the block. Furthermore, the buildings would be more than a half-story shorter than the historic building at 940 Grove Street, preserving its dominant presence on this iconic corner of the Alamo Square Historic District.
- The volume and scale of the three new buildings are appropriate and comparable to those found on the block and within the district. Each building is composed of a slope-roofed attic level, a three-story main body, and defined basement level. The floors are articulated by string courses at most levels and/or material changes. Each building displays a projecting bay element in keeping with the traditional bays found on this side of Alamo Square Park. Each building also includes a raised, recessed entry with a graciously proportioned concrete stair. The Department would support further refinement of the buildings' massing, however, to further increase compatibility with the traditional forms found within the district.
- The fenestration of the proposed buildings would be contemporary in scale, grouping, operation, and configuration; however the windows would relate to the historic fenestration in the district with their narrow rectangular form and their regular and loosely symmetrical spacing. The windows would be aluminum-clad wood windows with framing and details similar in proportion and details to the historic windows found within the district. Overall, the fenestration patterns of the proposed buildings would not cause a significance material change in the district, but further compatibility may be achieved by using traditional double-hung windows or reducing the height of the openings to achieve a glazing-to-solid wall ratio more in keeping with the historic buildings.
- The proposed cladding materials would relate well to the historic painted wood, shingles, and masonry found within the district and include wood siding, stone, composite asphalt shingles, and metal roofs.
- The buildings would be clearly differentiated from the historic buildings by employing less sculptural articulation in ornamentation and modern patterns of siding and stone coursing. Although the buildings would lack ornamentation in comparison to the historic buildings, they would be multi-planar and provide some play of shade and shadow similar to that achieved at the historic facades.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of 940 Grove Street are:

- the concrete retaining wall at the south and west;
- the faux-coursed foundation;
- the string courses;
- the horizontal siding;
- the gables with decorative relief and railing;
- the projecting bays;
- the entry porch with its associated features and stair;
- the original roof form with widow's walk and chimneys;
- the double-hung windows and trim; and,
- the basement windows with ornamental grille.

The character-defining features of the Alamo Square Historic District are:

- small scale residences of typical building heights of two to three stories;
- principally wood buildings;
- intense ornamentation (especially at entry and cornice); and,
- the use of basements and retaining walls to adjust for hillside sites.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would maintain the character-defining features of the historic building and would not remove or harm any character-defining features of the historic district. The design of the infill structures would be sufficiently compatible with the existing architecture in the vicinity to avoid an adverse impact to the streetscape and setting of the historic buildings. Therefore, the proposed work would have no significant impact to the character of the identified historic resources.

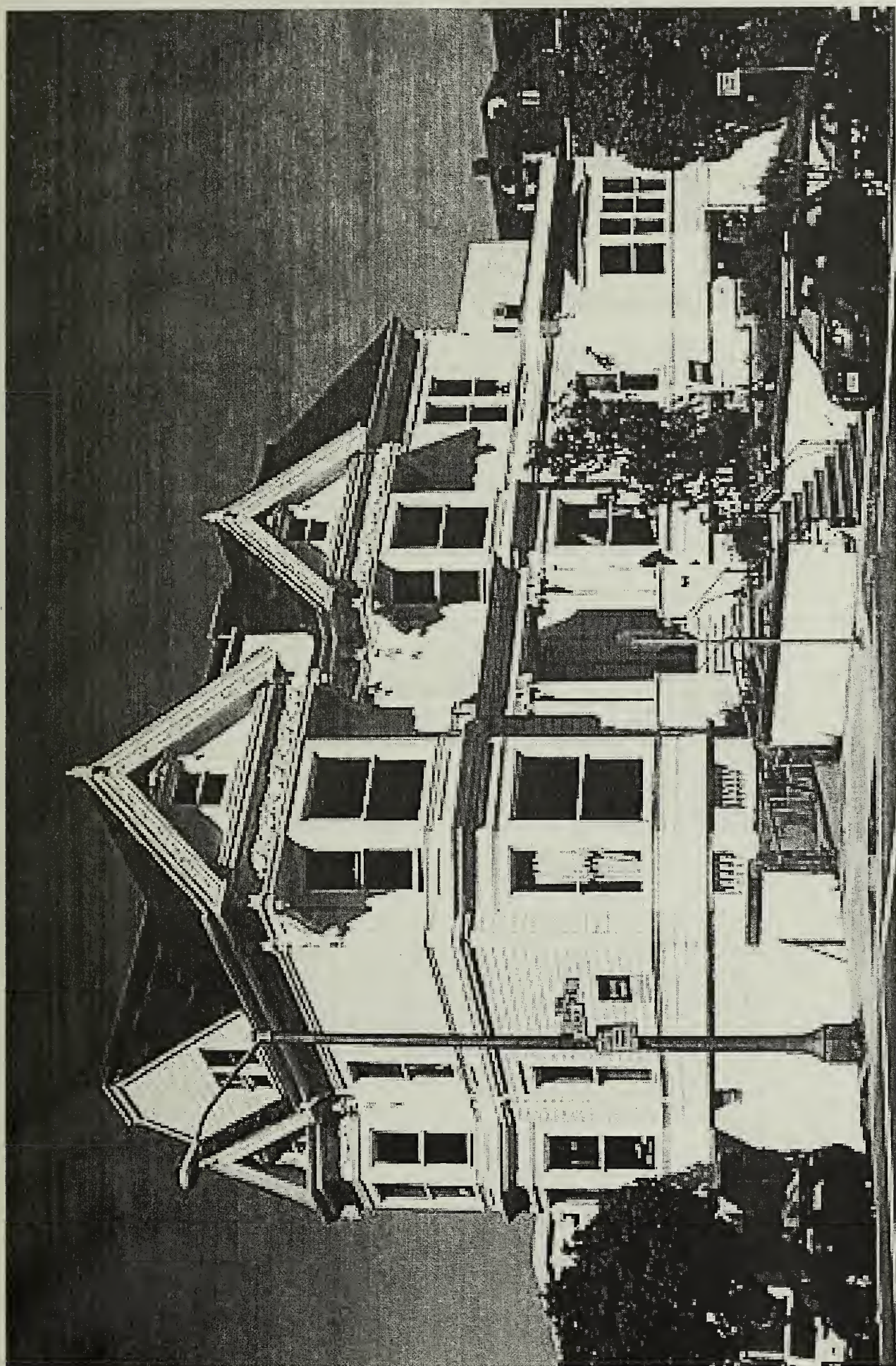
SENIOR PRESERVATION PLANNER REVIEW

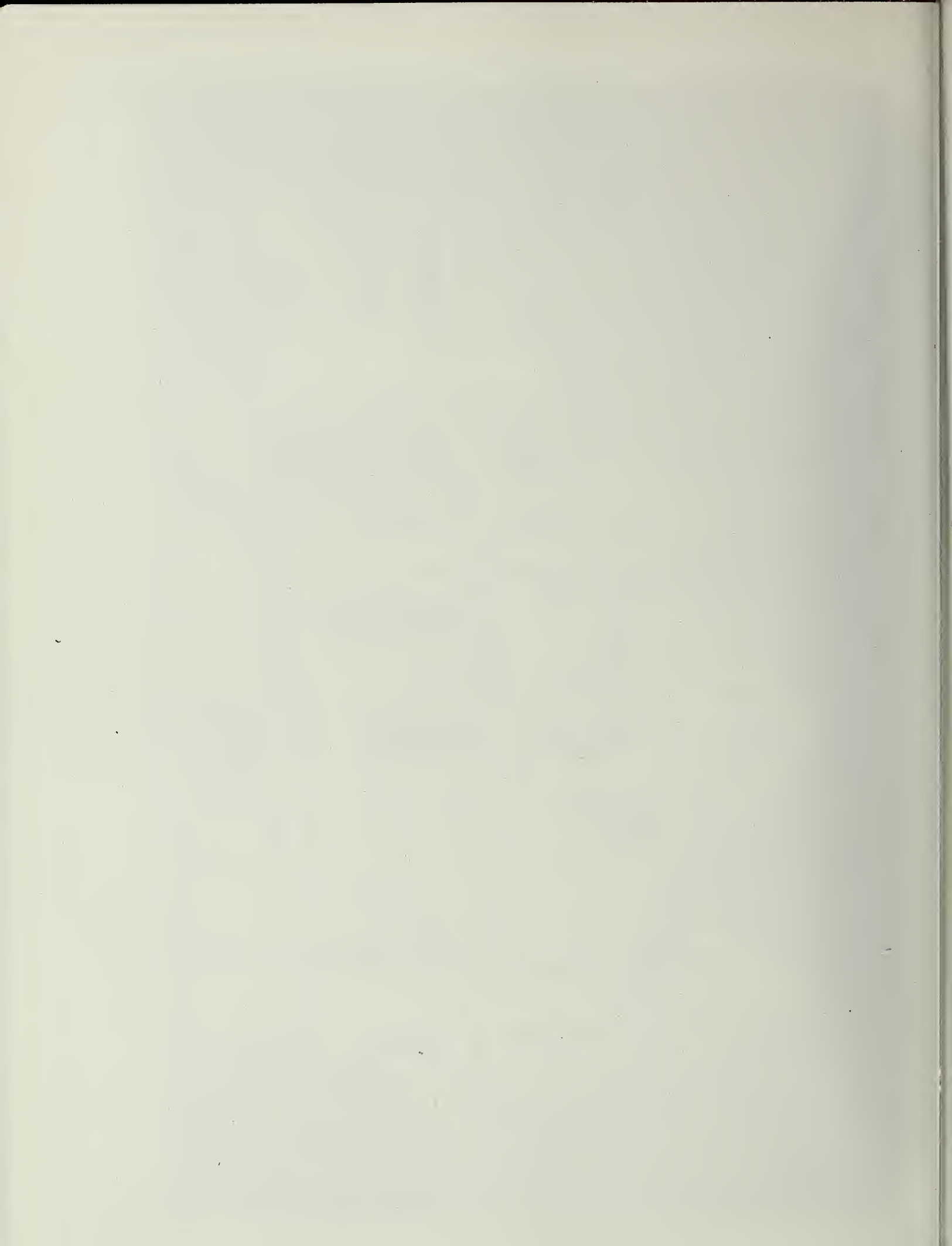
Signature: 
Tina Tam, Senior Preservation Planner

Date: 2-10-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\940 Grove\2010.0009E_940 Grove_HRER memo.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

NOV 12 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

4/11 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

DOCUMENTS DEPT

MAR 29 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.1033E

Date: 8th Nov 2010
Address: 4226 - 27th St
Block/Lot: 2766/15

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Hal Richards</u>	Telephone No.	<u>415 285-8406</u>
Address	<u>4226 - 22nd St</u>	Fax No.	<u>0</u>
	<u>SF 94114</u>	Email	<u>halrichards@att.net</u>
Project Contact	<u>Christopher Burt</u>	Telephone No.	<u>415 648 0928</u>
Company	<u>Kudos</u>	Fax No.	<u>415 648 0928</u>
Address	<u>115 Fair Oaks St</u>	Email	<u>Kudos@pacbell.net</u>
	<u>SF 94110</u>		

Site Information

Site Address(es):	<u>4226 - 22nd St</u>	<u>SF 94114</u>
Nearest Cross Street(s)	<u>Douglas</u>	
Block(s)/Lot(s)	<u>2766/15</u>	Zoning District(s) <u>RH2</u>
Site Square Footage	<u>2375 SF</u>	Height/Bulk District
Present or previous site use		
Community Plan Area (if any)		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost <u>\$180,000</u>		

Describe proposed use - SF D

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,154.25		544.50	1,698.75
Retail	0			
Office	0			
Industrial	0			
Parking	0			
Other (specify use)				
Total GSF				

Dwelling units	2	2	0	2
Hotel rooms	NA			
Parking spaces	NA			
Loading spaces	NA			
Number of buildings	1	1	0	1
Height of building(s)	23'-8"		25'-8"	25'-8"
Number of stories	2			2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (EX-1)

William F. Smith 3/24/2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4226 22nd Street
Block/Lot: 2766/015
Case No.: 2010.1033E
Date of Review: March 3, 2011
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves constructing a two-story horizontal addition at the front and east side of the building. The project would add approximately 544 square feet of area to the existing 1,154 square-foot residential building.

PRE-EXISTING HISTORIC RATING / SURVEY

Building permit records indicate that the subject building was constructed in 1906 as a two room structure. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is located on the north side of 22nd Street in the block bounded by 21st Street to the north, 22nd Street to the south, Douglass Street to the east, and Worth Street to the west, in the Noe Valley neighborhood. The subject lot measures 2,375 square feet and is located within a RH-2 (Residential, House, Two-Family) zoning district and within a 40-X height and bulk district. The neighborhood is defined by small-scale, multi-story, residential buildings that are a mixture of single-family and multi-family dwellings from the early twentieth century with some infill construction from the 1920s and 30s. Some of the buildings have been modified but they generally retain an early twentieth century feeling. Edwardian era architecture is the most dominant design influence. The neighborhood is not within an adopted historic district.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer./ consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 4226 22nd Street is a two-story, wood framed structure, with a gabled roof. The ground floor of the building is finished in stucco and features two structural bays at the front. The second floor is set back with a roof deck in front. The building is set back from the side property lines and is unique within its context because it has a much smaller footprint than most buildings within the neighborhood. The building does not appear to be eligible for listing on the California Register. This conclusion is based upon the Supplemental Information, dated November 2010, prepared by Christopher Burt.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

At first glance the subject property appears to be what remains of a San Francisco earthquake cottage. Based upon archival building permit records the building was constructed in November 1906, a mere seven months after the Great Earthquake. According to the building's original permits it measured 14 feet by 18 feet which is consistent with the dimensions of the Type B earthquake cottage. However, the original building permit indicates that the structure was built with a basement and included wood studs spaced every 16 inches on center. Earthquake cottage walls were not built using studs and did not have basements. Therefore, the property is not the remnants of an earthquake cottage but instead a very modest building. The property is not associated with events that have made a significant contribution to our local, regional, or national history and therefore it does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building was constructed in 1906 for Mrs. E. J. Gaffney who resided at 218 Hoffman Street. It is unknown why Mrs. Gaffney constructed this modest building a few blocks from her primary residence. Neither Mrs. Gaffney nor any of the subsequent owners or occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed in 1906 as a two room dwelling with a basement. The building has a gabled roof and an Edwardian styled cornice with brackets. It is unclear what the original building looked like but it does not possess high artistic values and though the original architect is unknown it does not appear to be the work of a master. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.) ☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project. The proposed building would have a scale and proportions that are more consistent with the architectural characteristics of the neighborhood.

SENIOR PRESERVATION PLANNER REVIEW

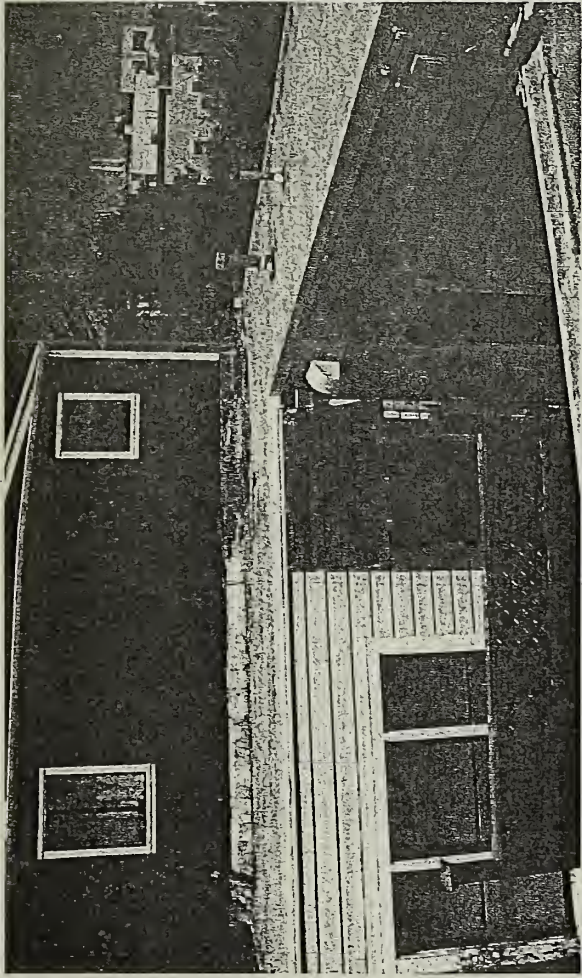
Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 3/16/2011

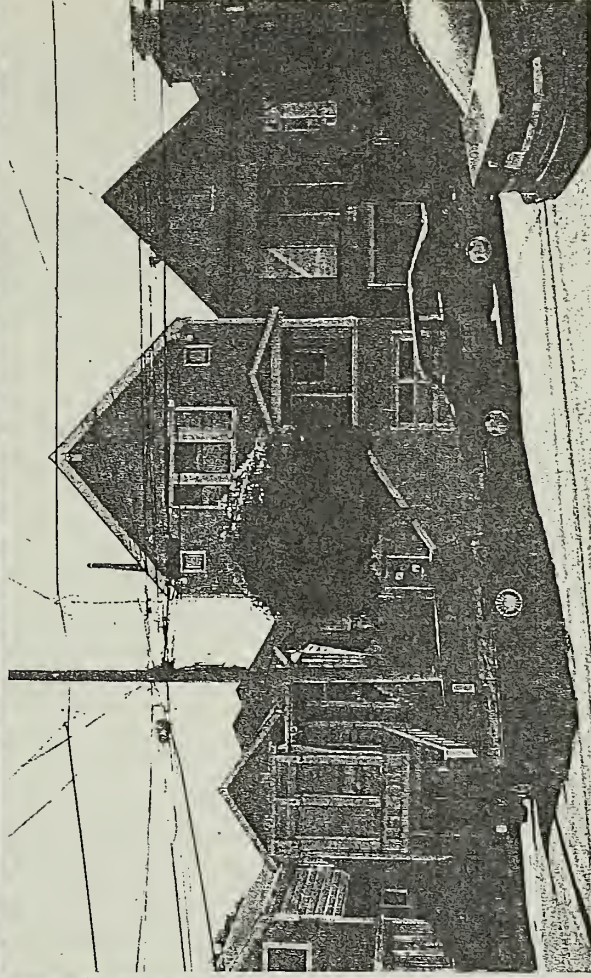
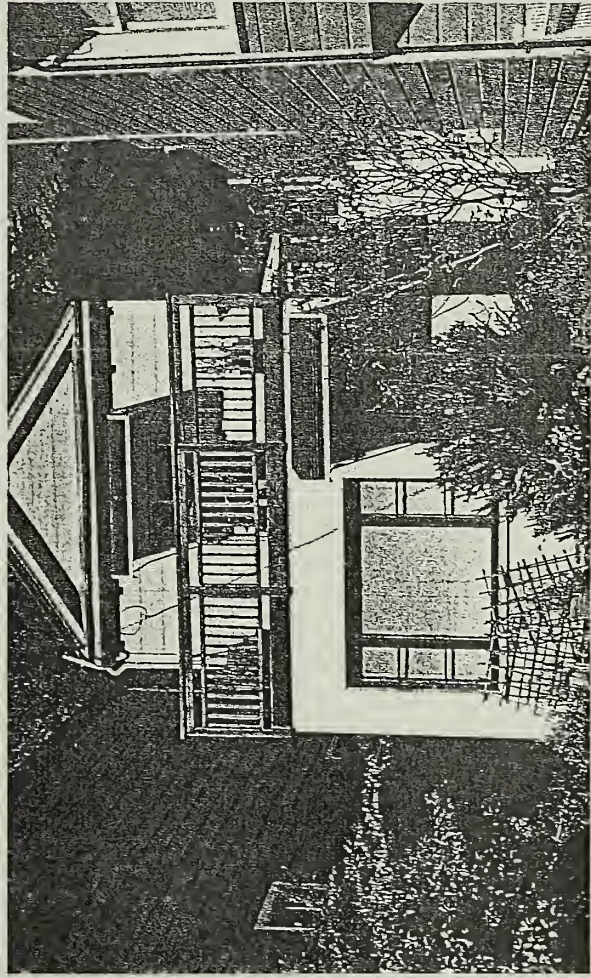
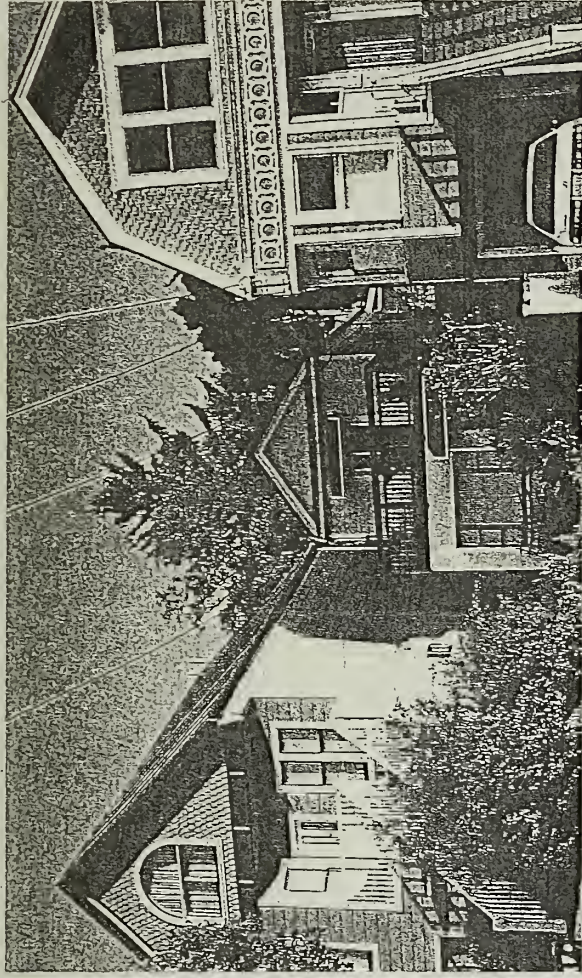
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Viraliza Byrd / Historic Resource Impact Review File

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Rear of Property

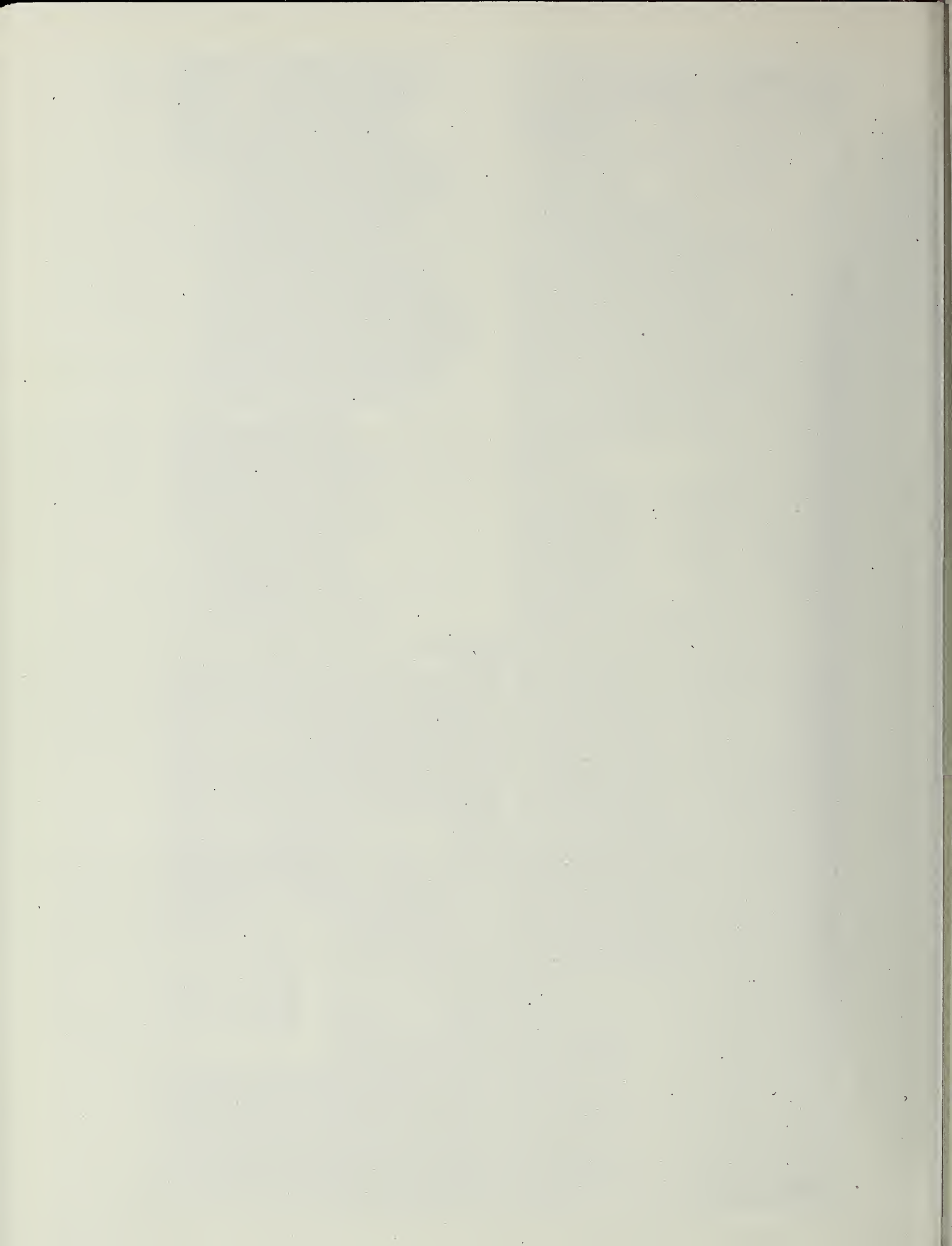


Adjacent properties



Subject property
4226 - 22nd St
2766/15

Neighbors opposite - South





04-05-11A10-56 RCVD

SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0986E
Project Title: 100 32nd Avenue
Zoning: RH-1(D) (Residential, House, Single-Family, Detached)
40-X Height and Bulk District
Block/Lot: 1312/008
Lot Size: 2,465 square feet
Project Sponsor: Alice Barkley, Luce Forward, LLP
(415) 356-4635
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject building is a four-story, single-family residence constructed in 1962 on an approximately 2,500 square-foot lot. The project site is located on the southeast corner of El Camino del Mar and 32nd Avenue in the Sea Cliff neighborhood. The proposed project includes excavation beneath the building to a depth of 9 feet to create a sub-basement of approximately 773 square feet; in-kind replacement of the garage doors and re-positioning of the western garage door; alteration of window openings at the first (Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

See next page.

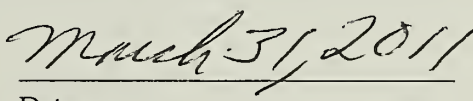
APR 06 2011

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Alice Barkley, Project Sponsor
Shelley Caltagirone, Preservation Planner
Glenn Cabrerros, Neighborhood Planning Division
Virna Byrd, M.D.F.

Supervisor Farrell, District 2 (via Clerk of the Board)
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

floor level of the west primary façade (facing 32nd Avenue); installation of three new window openings at the basement level of the west façade; removal of a portion of the parapet on the secondary south (El Camino del Mar) façade; removal of a c.1980 'solarium' room on the roof; construction of a new penthouse addition; removal of a portion of the parapet wall; and, construction of a 3-foot tall fence at the southern end of the lot. The project would add approximately 1,249 square feet to the existing 3,283-square foot building for a total of 4,531 square feet.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as a Category B property requiring further consultation and review. As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 100 32nd Avenue property appears to be eligible for individual listing in the California Register under Criterion C (Architecture) as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.²

The 100 32nd Avenue building exhibits a high degree of historic integrity, retaining its location, association, design, workmanship, setting, feeling, and materials. The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium, which is minimally visible from the street and can easily be removed.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Standards). It was determined that the proposed project would be consistent with the Standards for the following reasons.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would maintain the single-family use of the property.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

¹ Historic Resource Evaluation Response (HRER) Memorandum from Shelley Caltagirone, Preservation Technical Specialist, December 22, 2010. (attached)

² Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009. This report is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Fourth Floor, as part of Case File No. 2010.0986E.

The historic character of 100 32nd Avenue would be retained and preserved through the careful articulation of new features and the retention of all distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions would be compatible with and subordinate to the original building design and would not detract from the building's historic character.

Although two windows would be replaced with a band of four windows at the first floor level and three new windows would be introduced at the basement level of the west façade, this alteration in the fenestration pattern would not detract from the overall design integrity of the facade. The new first floor windows would match the configuration and scale of the windows above and would reflect the new plan of the kitchen. Also, the new basement windows would be small, utilitarian windows that match the overall aesthetic of the façade design. These modifications are in keeping with the modern aesthetic philosophy promoted by Escherick and his peers which emphasized the importance of honestly expressing the function of a building in its exterior design. Lastly, the set of four sliding aluminum-framed windows at the second floor level of the west façade would be replaced with new metal-framed windows that match the historic configuration, scale, material, and finish. Although the operation would be changed from sliding to casement, the appearance of the windows would remain intact.

A portion of the historic parapet would be removed to provide access to the proposed roof deck. The parapet has no ornamental or distinctive qualities and the portion to be removed is not visible from the street due to the angle of view over the projecting bay. Therefore, the work would have no adverse impact to the design or material integrity of this façade.

The garage doors would be replaced with new doors that match the existing door in terms of size, material, design, and finish. The work would preserve the design integrity of this façade.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed vertical addition would clearly identify the element as new and would preserve the sense of historical development for the building. The addition would be clad in shingles to complement the historic cladding below; however, the shingles would be of a larger dimension so that the pattern identifies this portion of the structure as distinct and new. Likewise, glass railings would be used at the new roof decks to distinguish these features as contemporary.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance as it was constructed in the 1980s and is not a significant design element. Therefore, the project complies with this standard.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox and chimney flue would be retained.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed vertical addition, the new feature would relate to the historic building through the use of wood shingle cladding, framed openings, metal-framed windows and doors with painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition would allow the three-story form of the historic building to continue to be read as the prominent massing, and the volume of the addition would not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower would allow this historic feature to remain a strong vertical element of the façade. The proposed roof decks at the penthouse level would be protected by glass railings that minimize their visual impact while identifying the features as contemporary changes. The addition would be differentiated from the original building through the spatial setbacks and through the distinct shingle-cladding, which would be of a larger dimension than the historic shingles that identifies this portion of the structure as distinct and new.

Regarding the fenestration changes, the proposed new windows would be in keeping with the modest and vernacular character of the historic building and the existing random but balanced fenestration pattern. The proposed windows would be appropriately designed in terms of material, size, proportion, and details to be compatible with the historic windows.

Regarding the garage doors, the modification would preserve the appearance of the doors while moving one slightly outboard from its current location to accommodate a window unit that would be hidden from view when the door is closed. This change would only be perceptible from the street when the door is open. The work successfully adapts the garage space for use as habitable space while retaining the integrity of the façade design.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition may be removed and the facades may be restored without harm to the integrity of the property.

The proposed project would involve the addition of approximately 1,249 square feet to the existing 3,283-square foot building. With the addition, the building would be approximately 4,531 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would involve the addition of approximately 1,249 square feet to an existing 3,283 square foot building. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed addition would not cause a substantial change to the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 100 32nd Avenue
Block/Lot: 1312/008
Case No.: 2010.0986E
Date of Review: December 22, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PROJECT DESCRIPTION

The proposal is to alter the existing four-story, single-family residence. The work includes excavation beneath the building to a depth of 9 feet to create a sub-basement of approximately 773 square feet; in-kind replacement of the garage doors and re-positioning of the western garage door; alteration of window openings at the first floor level of the west primary façade (facing 32nd Avenue); installation of three new window openings at the basement level of the west façade; removal of a portion of the parapet on the secondary south (El Camino del Mar) façade; removal of a c.1980 'solarium' room on the roof; construction of a new rooftop addition; removal of a portion of the parapet wall; and, construction of a 3-foot tall fence in the south yard. The project will add approximately 1,249 square feet to the existing 3,283-square foot building for a total new area of 4,531 square feet. See plans prepared by Bernardo Urquieta Architects and dated July 6, 2010 for more details.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building, constructed in 1962, is included on the Planning Department's 1976 Architectural Survey with a rating of '3'. It is not listed on any historic resource surveys or listed on any local, state or national registries. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of the intersection of El Camino Del Mar and 32nd Avenue in an RH-1(D) (Residential, House, One-Family, Detached) District and a 40-X Height and Bulk District. The property is located in the northwestern corner of the Sea Cliff neighborhood near Lincoln Park. While the immediately surrounding neighborhood character is architecturally varied, both adjacent buildings are of a contemporary architectural style.

The Sea Cliff neighborhood is distinguished from the rest of the Outer Richmond by its City Beautiful-inspired planning, including the curvilinear street pattern and cohesive architectural character.¹

¹ Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation*. March 25, 2009, p. 36.

Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to outer lands of San Francisco. The earliest subdivisions of the property were in 1906, 1908, and 1913.² The sale of lots in the Sea Cliff subdivision was undertaken by builder and developer Harry B. Allen.³ Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. This resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect-designed homes. Development appears to have continued through to 1930.⁴ The subject property remained vacant until it was purchased by the Lowe family in 1960 after which they engaged Joseph Esherick to design and construct a single-family home.⁵

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 100 32nd Avenue appears to be eligible for listing on the California Register as an individual resource. Below is a brief evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided in the *Lowe Residence Historic Resource Evaluation* (HRE) report prepared by Kelley & VerPlanck and found in the Department's records.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Research presented in the HRE report does not indicate that the building is associated with any significant historical events. As a latecomer to the Sea Cliff neighborhood, the building does not represent the historical pattern that resulted in the development of the area.⁶ Therefore, the property does not appear to be eligible for listing under this criterion.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

²Ibid, p. 19.

³Ibid, p. 20.

⁴Ibid, p. 22.

⁵Ibid, p. 23.

⁶Ibid, p. 30.

Research presented in the HRE report does not indicate that any of the owners or others associated with the building was a historically important person.⁷ Therefore, the property does not appear to be eligible for listing under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a four-story, wood-framed, Second Bay Region Tradition-style single-family residence constructed in 1962 and designed by Joseph Esherick.⁸ As such, the property appears to be eligible for listing in the California Register as the work of a master (Joseph Esherick) and as a work that possesses high artistic values as an excellent and well-preserved example of the Second Bay Region Tradition style.⁹ Although the building is not yet 50 years old, Kelley & VerPlanck have demonstrated that sufficient time has passed and sufficient scholarship has occurred to understand the building's historical importance. The building does not appear to be part of a potential historic district as it does not conform to the general pattern of development in the Sea Cliff neighborhood and does not share an architectural style or period with the surrounding buildings. Therefore, the property appears to be eligible for listing under Criterion 3 as an individual resource with a period of significance of 1962 correlating to the year built.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.¹⁰ Therefore, the property does not appear to be eligible for listing under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The building has undergone few alterations since its construction and retains a high level of historical significance. The only minor exterior change that has occurred is the construction of a rooftop solarium which is minimally visible from the street and can easily be removed.¹¹

⁷ Ibid, p. 31.

⁸ Ibid, p. 5-14.

⁹ Ibid, p. 31.

¹⁰ Ibid, p. 32.

¹¹ Ibid, p. 33.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff finds that the project meets the *Secretary of the Interior's Standards for Rehabilitation* and will therefore not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project will maintain the single-family use of the property.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of 100 32nd Avenue will be retained and preserved through the careful articulation of new features and the retention of all distinctive features, spaces, and spatial relationships that characterize the property. The proposed additions will be compatible with and subordinate to the original building design and will not detract from the building's historic character.

Although two windows will be replaced with a band of four windows at the first floor level and three new windows will be introduced at the basement level of the west façade, this alteration in the fenestration pattern would not detract from the overall design integrity of the facade. The new first floor windows will match the configuration and scale of the windows above and will reflect the new plan of the kitchen. Also, the new basement windows will be small utilitarian windows that match the overall aesthetic of the façade design. These modifications are in keeping with the modern aesthetic philosophy promoted by Esherick and his peers which emphasized the importance of honestly expressing the function of a building in its exterior design. Lastly, the set of four sliding aluminum-framed windows at the second floor level of the west façade will be replaced with new metal-framed windows that match the historic configuration, scale, material, and finish. Although the operation will be changed from sliding to casement, the appearance of the windows will remain intact.

A portion of the historic parapet will be removed to provide access to the proposed roof deck. The parapet has no ornamental or distinctive qualities and the portion to be removed is not visible from

the street due to the angle of view over the projecting bay. Therefore, the work will have no adverse impact to the design or material integrity of this façade.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The contemporary design of the proposed vertical addition will clearly identify the element as new and will preserve the sense of historical development for the building. The addition will be clad in shingles to complement the historic cladding below; however, the shingles will be of a larger dimension so that the pattern identifies this portion of the structure as distinct and new. Likewise, glass railings will be used at the new roof decks to distinguish these features as contemporary.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The solarium addition to be removed has not gained historic significance as it was constructed in the 1980s and is a not significant design element. Therefore, the project complies with this standard.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The building exterior is primarily composed of off-the-shelf materials that are not distinctive or examples of craftsmanship. The few distinctive features such as the exposed firebox and chimney flue will be retained.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the proposed vertical addition, the new feature will relate to the historic building through the use of wood shingle cladding, framed openings, metal-framed windows and doors with painted finishes, asymmetrical fenestration, and a flat roof form. The scale and location of the addition will allow the three-story form of the historic building to continue to be read as the prominent massing, and the volume of the addition will not overwhelm the scale of the existing building or interrupt the rhythm of heights and volumes within the streetscape. Also, the proposed setbacks at the addition's juncture with the existing stair tower will allow this historic feature to remain a strong vertical element of the façade. The proposed roof decks at the penthouse level will be protected by glass railings that minimize their visual impact and while identifying the features as contemporary changes. The addition will be differentiated from the original building through the spatial setbacks and through the distinct shingle-cladding, which will be of a larger dimension than this historic shingles that identifies this portion of the structure as distinct and new.

Regarding the fenestration changes, the proposed new windows are in keeping with the modest and vernacular character of the historic building and the existing random but balanced fenestration pattern. The proposed windows are appropriately designed in terms of material, size, proportion, and details to be compatible with the historic windows.

Regarding the garage doors, the modification will preserve the doors while moving them slightly outboard from their current location. This change will not be readily perceptible from the street and will maintain the integrity of the façade design.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new addition may be removed and the facades may be restored without harm to the integrity of the property.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building to be retained or respected are its stepped, rectangular massing, wood-frame and plywood construction, asymmetrical fenestration pattern, flat roof with penthouse, cedar shingled exterior finish, painted aluminum ribbon windows with central sliding lights and operable casements, entry porch, articulated stair tower, the concrete step path and remaining historic plantings.¹²

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed alteration of the subject building will not have an adverse effect on any off-site historical resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

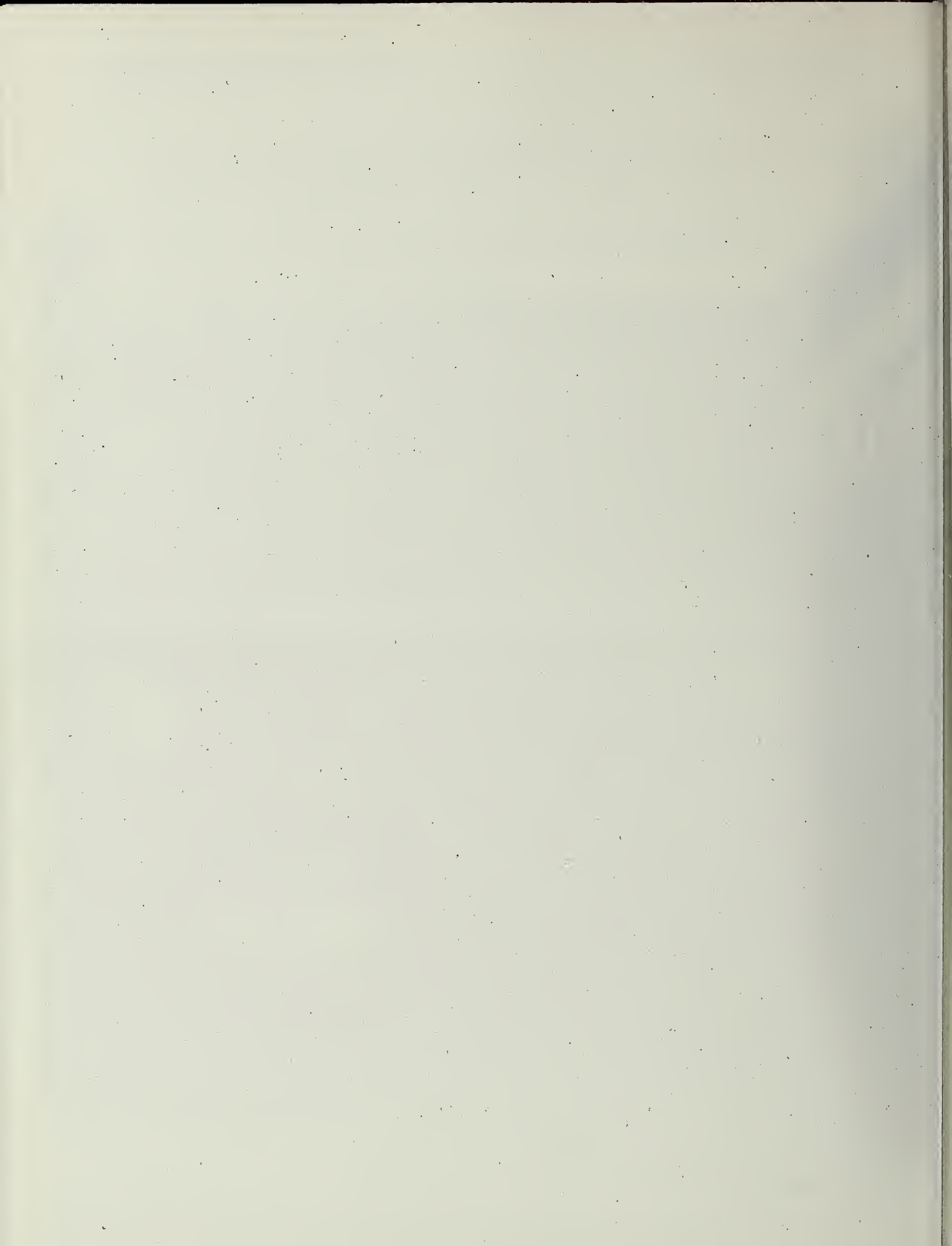
Date: 1/28/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0986E_100 32nd Ave.doc

¹² Ibid, p. 39-40.







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

NOV 15 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

DOCUMENTS DEPT

CLASS

(For Staff Use Only) Case No.

2010.10706

APR - 5 2011

Address:

580-584 Valencia 3/31/11

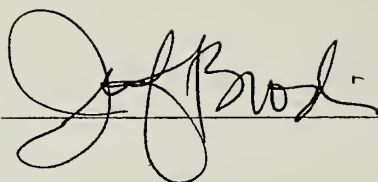
v.8.9.2010

Block/Lot:

3568/011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

A handwritten signature in black ink, appearing to read "Jeff Brod", written over a horizontal line.

Date:

11/15/10

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Charles Phan</u>	Telephone No.	<u></u>
Address	<u></u>	Fax. No.	<u></u>
	<u></u>	Email	<u>Charles_Phan@slanteddoor.com</u>
Project Contact	<u>Jennifer Brodie</u>	Telephone No.	<u>415.695.0110 x19</u>
Company	<u>Lundberg Design</u>	Fax No.	<u>415.695.0379</u>
Address	<u>2620 Third Street</u>	Email	<u>jennifer@lundbergdesign.com</u>
	<u>San Francisco, CA 94107</u>		<u></u>

Site Information

Site Address(es):	<u>580-584 Valencia Street</u>		
Nearest Cross Street(s)	<u>17th Street</u>		
Block(s)/Lot(s)	<u>3568/11</u>	Zoning District(s)	<u>NCT</u>
Site Square Footage	<u>5280 sf</u>	Height/Bulk District	<u>55-x</u>
Present or previous site use	<u>Commercial</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| ☒ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☒ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) | <u>Estimated Cost</u> | | |

Describe proposed use Commercial (residential) + 1 residential unit

Narrative project description. Please summarize and describe the purpose of the project.

To build a full service restaurant and bring the original Slanted Door back to its home in the Mission District. The restaurant would encompass the entire lot. We are proposing to add a residential level above the restaurant.

The construction will consist of a complete seismic upgrade and a full remodel of the building interior. The existing storefront and back facade will be renovated.

The restaurant will provide jobs, less expensive food, a place for large gatherings that is not currently available in the area and a mass transit destination spot.

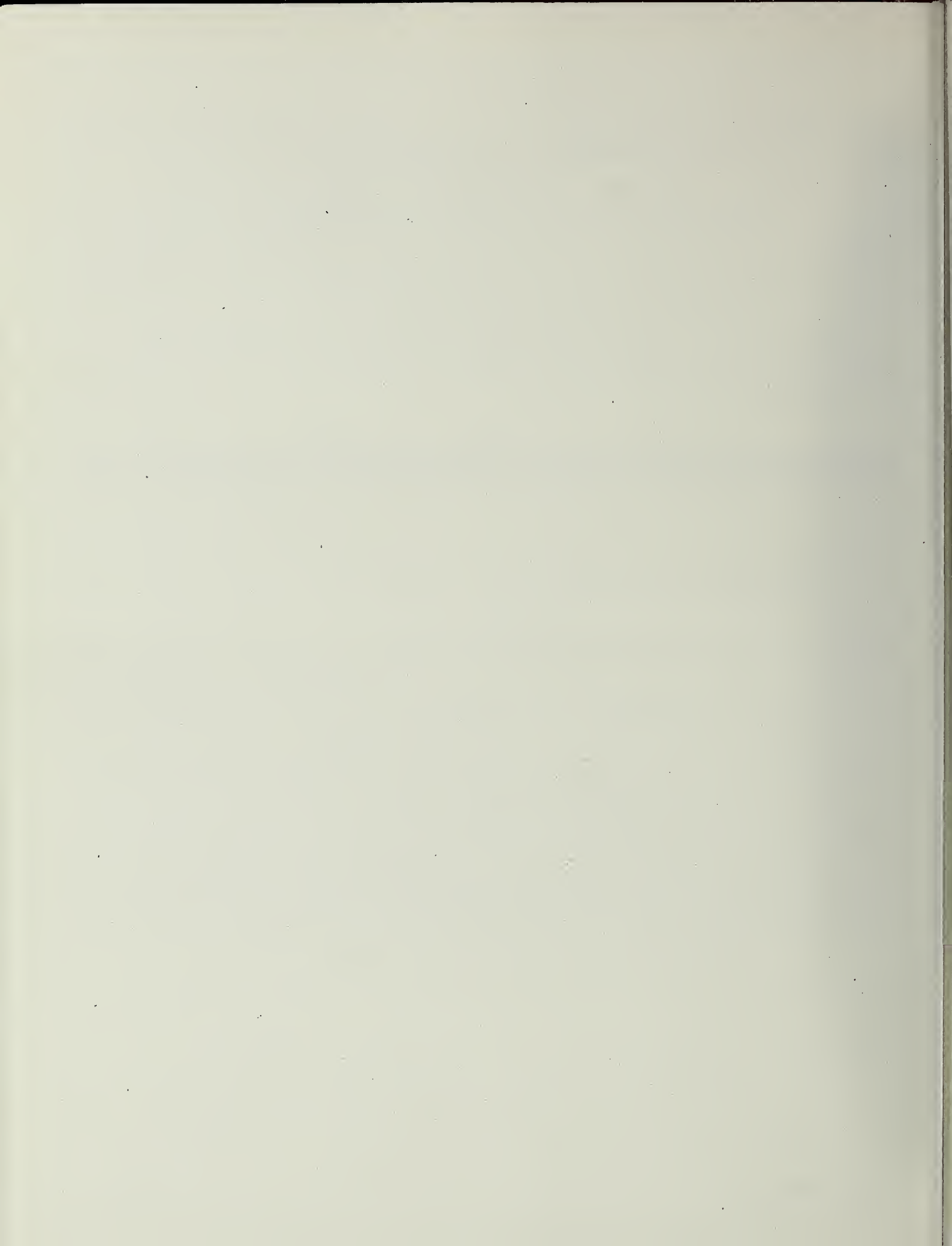
PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRE)* will be required. The scope of the HRE will be determined in consultation with the Department's Preservation Coordinator. Front and back facades are being replaced. Much of (E) structure is being retained.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> . There are no trees on the site and none of the street trees in front of the property will be affected.	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☒	☐	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? In order for the exiting to work for the project, we are requesting a variance for a staircase to occupy a portion of the 25% rear setback. If yes, please describe.	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	3740 sf	3740 sf
Retail / Restaurant	11047 sf	10914 sf	342 sf	11256 sf
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)				
Total GSF	11047 sf	10914 sf	4082 sf	14996 sf
Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	21'-10"		14' +8' stair enclosure	35'-10" +8' stair enclosure
Number of stories	1 + basement	1 + basement	1	2 + basement
Please describe any additional project features that are not included in this table:				
There will be a 1114 sf deck on the residential level				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 580-84 Valencia Street
Block/Lot: 3568/011
Case No.: 2010.1070E
Date of Review: February 11, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposed project involves the major alteration of the existing two-story 11,047 sq. ft. commercial building and the new construction of an additional floor level rising approximately 15-feet higher than the existing building. The primary façade facing Valencia Street and the rear façade of the subject property would be completely renovated. This alteration and new construction constitutes a defacto demolition, as defined by Article 10 of the San Francisco Planning Code. The new construction would be contemporary in architectural style, and would include 3,740 sq. ft. of new residential space and 342 sq. ft. of new commercial space. The proposed project is depicted in architectural drawings prepared by Lundberg Design, dated November 15, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

As noted by the original building permit, the subject property at 580-84 Valencia Street was constructed in 1915. The subject property is not currently listed in any local, state or national historical register. It is included in the Inner Mission Historic Resource Survey area, and has a California Historic Resource Status Code (CHRSC) of "7R," which designates this property as "Identified in Reconnaissance Level Survey; Not Evaluated." According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "7" are considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a rectangular shaped lot with frontage on Valencia Street, and bordered by 17th, 18th and Albion Streets in the Mission District. The property is located within Valencia St NCT (Neighborhood Commercial Transit Cluster) Zoning District and a 55-X Height and Bulk District. The immediate area consists largely of two-story commercial properties and three-story mixed-use residential-over-commercial properties. Predominant architectural styles in the area date from the Edwardian-era and include variations of Classical Revival, Mission Revival, and Modern. This building is located within the boundaries of the Inner Mission Historic Resource Survey Area. Initial findings of this survey do not identify the subject property or its immediate surroundings as potential historic resources.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

According to information provided in the Supplemental Information Form for Historic Resources (dated November 10, 2010, prepared by Lundberg Design), the subject property was originally constructed in 1915 as a one-story wood-frame building measuring 60-ft by 84-ft. The architect was Ernest M. Essmann, and the original owners were Jacob and Fred Braun. The building's original design included two retail stores, and a car shop. The 1914 Sanborn Fire Insurance Map does not show the subject property, but shows the adjacent block as being occupied by a number of one-to-three-story commercial properties. By 1950, the Sanborn Fire Insurance Map shows three retail units occupying subject property, and shows the adjacent block as fully developed and occupied by several one-to-three-story commercial properties, including a number of furniture stores. The subject property has contributed to the commercial development along Valencia Street, but has been severely altered in recent years. Based upon this history, the subject property does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore the subject property is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building is a one-story over basement, wood frame, commercial property that has been severely altered. The building has a recently installed aluminum storefront system on the ground floor and a flat roof with a tall unadorned parapet. The building is clad in stucco on front façade and clapboard wood siding on the rear façade.

As an altered 1915 commercial building, the subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. The architect, Ernest M. Essmann, does not appear to be noteworthy, and does not appear in City Directories from the time period. Therefore, the subject property does not appear to be eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The subject property is not likely to yield information important to a better understanding of prehistory or history; therefore, the subject property does not appear to be eligible for listing in the California Register under Criterion 4 (Information Potential).

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria. Should an assessment of integrity be required, staff believes that the subject property lacks historic integrity due to major alterations to the building's exterior, as evidenced by the aluminum frame storefront windows and doors and alterations to the parapet level.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Not applicable.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from early 1900s to 1960s. The majority of buildings on this block of Valencia Street are mixed in character with properties featuring a high to low level of integrity. It does not appear that this block of Valencia Street is eligible for listing or contributes to a potential historic district. A potential historic district encompassing other portions of Valencia Street has been identified in the on-going Inner Mission Historic Resource Survey but the subject property and immediate block are not included in this study area. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 2-14-2011

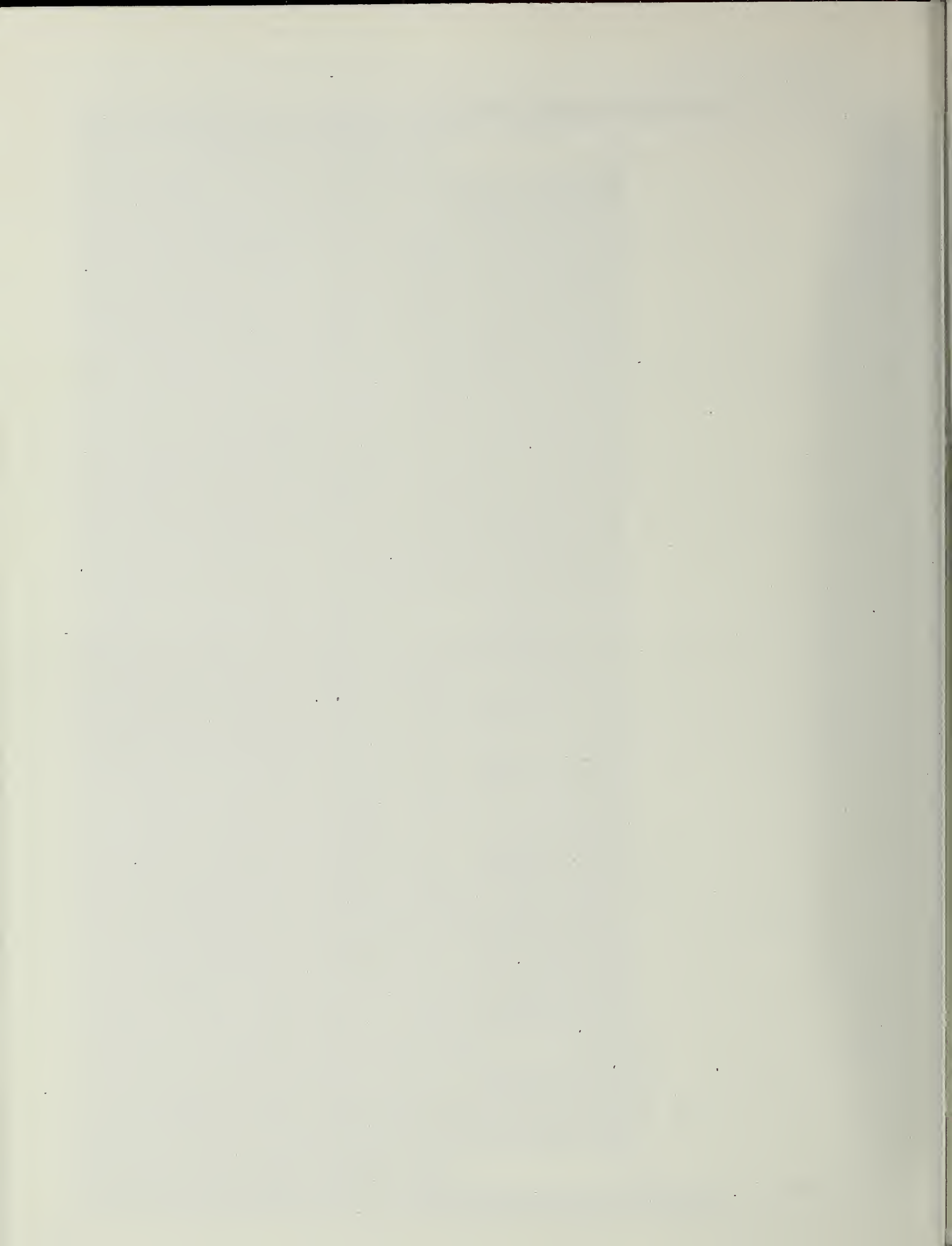
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\Documents\2010.1070E 580-84 Valencia St\HRER_580-84 Valencia St_2011-02-11.doc



ST. JOHN'S SCHOOL (FRONT ENTRANCE)

ST. JOHN'S SCHOOL





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

Environmental Evaluation Application

JUL 13 2010

CITY & COUNTY OF S.F.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

APR - 7 2011

DOCUMENTS DEPT

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations. **CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

CLASS 15301

Rich Sore' 4/5/11

Signed (owner or agent):

FLORA LUO

Date:

6/21/2010

(For Staff Use Only) Case No.

2010.0611E

Address:

2724-2728 SAN BRUNO AVE.

Block/Lot:

6048/002

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>FLORA LUO</u>	Telephone No.	<u>415 - 468 - 5309</u> <u>415 - 330 - 9289</u>
Address	<u>82 LOIS LANE</u>	Fax No.	<u>-</u>
	<u>SAN FRANCISCO, CA 94134</u>	Email	<u>-</u>
Project Contact	<u>FLORA LUO</u>	Telephone No.	<u>415 - 468 - 5309</u> <u>415 - 330 - 9289</u>
Company	<u>WING HING RESTAURANT</u>	Fax No.	<u>-</u>
Address	<u>2550 SAN BRUNO AVENUE</u>	Email	<u>-</u>
	<u>SAN FRANCISCO, CA 94134</u>		

Site Information

Site Address(es):	<u>2724, 2726, 2728 SAN BRUNO AVENUE, SAN FRANCISCO, CA 94134</u>		
Nearest Cross Street(s)	<u>BACON STREET, WAYLAND STREET</u>		
Block(s)/Lot(s)	<u>6048 / 002</u>	Zoning District(s)	<u>NC2</u>
Site Square Footage	<u>2996 SQ FOOT</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>RESIDENTIAL / COMMERCIAL</u>		
Community Plan Area (if any)	<u>NONE</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost <u>\$400,000⁰⁰</u>		

Describe proposed use 3 UNIT RESIDENTIAL OVER GROUND FLOOR STORE

Narrative project description Please summarize and describe the purpose of the project.

- ~~ADD~~ 3RD STORY TO 167 2 STORY BLDG; ADD 3RD UNIT TO 3RD FLOOR; ENLARGE 2ND FLOOR 2 UNITS.
- RETAIN EXISTG GROUND FLOOR COMMERCIAL SPACE TO BE USE AS RETAIL STORE.
- OBTAIN CONDITIONAL USE AUTHORIZATION FOR THE REDUCTION FROM THE OFF STREET REQUIREMENTS FOR DWELLING UNITS IN NC DISTRICT (CU 2009.0754)

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago, or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1400 Φ '	1400 Φ	2600	4000 Φ '
Retail	2996 Φ '	2996 Φ '	~~0~~	2996 Φ
Office	N/A	N/A	None	-
Industrial	-	-	~~0~~	-
Parking	-	-	-	-
Other (specify use)				
Total GSF	4396 Φ '	4396 Φ '	2600 Φ '	6996 Φ '

Dwelling units	2	2	1	3
Hotel rooms	-	-	-	-
Parking spaces	~~0~~	-	-	-
Loading spaces	-	-	-	-
Number of buildings	1	1	~~0~~	1
Height of building(s)	25'	25'	10'	35'
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2724-2728 San Bruno Avenue
Block/Lot: 6048/002
Case No.: 2010.0611E
Date of Review: April 1, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PROJECT DESCRIPTION

The proposed project involves the major alteration of the existing two-story 4,396 sq. ft. mixed use residential-over-commercial building. The alterations would include a one-story vertical addition and interior renovations. The primary façade facing San Bruno Avenue and the rear façade of the subject property would be completely renovated. The new construction would be similar in architectural style to the existing building, and would include 2,600 sq. ft. of new residential space. The proposed project is depicted in architectural drawings prepared by Hawk N. Lee, P.E., dated February 10, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1928).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a rectangular shaped lot with frontage on San Bruno Avenue, between Bacon and Wayland Streets in the Portola neighborhood of the Outer Mission District. The property is located within NC-2 (Neighborhood Commercial, Small Scale) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of two- to three-story residential properties and two-story mixed-use residential-over-commercial properties. The neighborhood character is mixed, while the predominant architectural styles in the area include variations of Period Revival styles, Contractor Modern, and Mid-Century Modern.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Supplemental Information Form for Historic Resources (dated April 7, 2010, prepared by Hawk Lee and Flora Luo) and research undertaken by Planning Department staff, the subject property was originally constructed in 1928 as a two-story wood-frame building measuring 25-ft by 56-ft. The architect was B.K. Dobkovitz, and the original owners were Richard B. and Elizabeth Young of Daly City. The initial cost of construction was \$6,000. Based upon the original permit, the building's original design included two dwelling units and a store on the ground floor. This same configuration is confirmed by the 1950 Sanborn Fire Insurance Map, which shows the property as a two-story mixed use building with a store and dwelling units. Based upon the building permit record, alterations to the subject property have included: construction of a rear yard storage shed (1932); storefront repair and alterations (1969); construction of projecting signage (1974 & 1981); and re-roofing (1993). Other than these alterations, little information on the history of the property subsequent to its construction was uncovered. The subject property is consistent with the neighborhood commercial development along San Bruno Avenue. This type of commercial development commonly occurred throughout various neighborhoods across San Francisco, and is not significant or noteworthy. Based upon this history, 2724-28 San Bruno Avenue does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore, 2724-28 San Bruno Avenue is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1928, the subject building is a two-story, wood frame, mixed use residential-over-commercial property that appears to be largely intact. The building is clad in stucco on the primary façade and features a two slanted bay windows, a clay tile pent roof, and a shaped parapet. Overall, the building displays Mediterranean Revival stylistic influences.

As a mixed use building, the subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. The architect, B.K. Dobkovitz, does not appear to be noteworthy, and does not appear in City Directories from the time period. Therefore, 2724-28 San Bruno Avenue does not appear to be eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.) ☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Notes: Not applicable.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from early 1920s to 1970s. The majority of buildings on this block of San Bruno Avenue are mixed in character with properties featuring a high to low level of integrity. It does not appear that this block of San Bruno Avenue is eligible for listing or contributes to a potential historic district. No other potential historic districts have been identified in the vicinity of the subject property. It does not appear that this proposal will have a significant adverse impact on any eligible off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 4-4-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

SC: G:\Documents\2010.0611E 2724-28 San Bruno Ave\HRER_2724-28 San Bruno Ave_2011-04-01.doc

9



CONSTRUCTION & REMEDIATION
COMMERCIAL & RESIDENTIAL
Phone: (510) 585-2233 Fax: (510) 585-2233 Cell: (510) 585-2233

REAL
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REAL
ESTATE
UNLIMITED
FOR RENT
(415) 585-2233

10



SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED Date received:

JAN 18 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

APR - 7 2011

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PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies. (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

a. The undersigned is the owner or authorized agent of the owner(s) of this property.

b. The information presented is true and correct to the best of my knowledge.

c. I understand that other applications and information may be required.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 15301

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.0069E

Date: 01/17/2011

Address: 571 TEXAS STREET

Block/Lot: 4102 / 54

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner JOSEPH J. HEBENSTREIT / SARAH WEIT Telephone No. 415-412-0787
 Address 571 TEXAS STREET Fax No. N/A
SAN FRANCISCO, CA 94107 Email jhebenst@yahoo.com
 Project Contact JOSEPH HEBENSTREIT Telephone No. △
 Company _____ Fax No. _____
 Address △ Email _____

Site Information

Site Address(es): 571 TEXAS STREET
 Nearest Cross Street(s) 6/w 20th & 22nd
 Block(s)/Lot(s) 4102 / 54 Zoning District(s) RH-2
 Site Square Footage LOT 2500sf Height/Bulk District 40-X
 Present or previous site use _____
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$162,000

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description: Please summarize and describe the purpose of the project.

COMPLETE RENOVATION OF EXISTING TWO-STORY SINGLE FAMILY RESIDENCE TO INCLUDE: THREE BEDROOMS AND TWO BATHROOMS PLUS FRONT AND BACK DECKS ON THE SECOND FLOOR.

A REAR YARD FACING GREAT ROOM (KITCHEN, LIVING, DINING), STUDY, HALF BATH, GARAGE, AND ENTRY ON THE FIRST FLOOR.

BOTH FIRST AND SECOND FLOOR RENOVATIONS REQUIRE SMALL ADDITIONS AT THE REAR YARD AND STRUCTURAL UPGRADES OTHERWISE.

FRONT & REAR FACADES WILL BE UPGRADED.

EXISTING BUILDING USE, SCALE, AND HEIGHT WILL BE MAINTAINED.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve <u>expansion</u> of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? <i>* EXPANSION IN REAR ONLY</i> If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1313.5	1313.5	+520.0 NEW 321.5 converted	2155.0
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	420.0	420.0	+126.5	546.5
Other (specify use)	443.0 (storage)	—	-443.0	—
Total GSF	2176.5	—	525.0	2701.5

Dwelling units	1	1	—	1
Hotel rooms	0	0	—	0
Parking spaces	2	2	—	2
Loading spaces	—	—	—	—
Number of buildings	1	1	—	1
Height of building(s)	22' 1"	22' 1"	—	22' 1"
Number of stories	2	2	—	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 571 Texas Street
Block/Lot: 4102/054
Case No.: 2011.0069E
Date of Review: April 1, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposed project involves the major alteration of the existing two-story 2,177 sq. ft. residence. The alterations would include a two-story rear horizontal extension and interior renovations. The primary façade facing Texas Street and the rear façade of the subject property would be completely renovated. The new exterior facades would be contemporary in character, and the new construction would include 525 sq. ft. of new residential space. These alterations constitute a defacto demolition, as defined by Article 10 of the San Francisco Planning Code. The proposed project is depicted in architectural drawings prepared by Stonorov Workshop, dated August 16, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1928).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a rectangular shaped lot with frontage on Texas Street, between 20th and 22nd Streets in the Potrero Hill neighborhood. The property is located within RH-2 (Residential, House, Two Units) Zoning District and a 40-X Height and Bulk District. The immediate area is located on a steeply sloped street and consists largely of two-story single-family residences. The neighborhood character is varied with no dominant architectural styles. The subject block features several architectural styles, including Victorian-era styles, Period Revival, Vernacular Cottage, and Modern.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: Based on the criteria, staff finds that the subject building is not individually eligible for inclusion in the California Register of Historical Resources or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to information provided in the Supplemental Information Form for Historic Resources (dated January 17, 2011, prepared by property owner Joseph J. Hebenstreit), 571 Texas Street was originally constructed in 1924 as a one-story wood-frame single-family. The builder was H.J. Keneally, and the original owner was Steree M. Kocce. The 1914 Sanborn Fire Insurance Map does not show the subject property, but shows a smaller one-story residence with a front porch, which was demolished to construct the current residence (as noted on the original building permit). By 1950, the Sanborn Fire Insurance Map shows the property as a one-story with basement residential property. Little information is available on the subject property. For most of its history, the Kocce family has owned the property (1924 to 2007). Based upon this history, 571 Texas Street does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore, 571 Texas Street is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

571 Texas Street is a two-story, wood frame residence that does not have any distinguishing architectural style. The building is clad in stucco on the primary façade and shiplap wood siding on the secondary facades. The building features a recessed entry, aluminum sash windows on the primary façade, a coved box cornice, and a shaped parapet. Based upon the building permit records, the building's only major documented alteration was a rear addition completed in 1937. Subsequent alterations to the property have upgraded the electrical (2001) and plumbing (2002), and included re-roofing (2004). Other alterations may have occurred without benefit of a building permit.

As a single-family residence, the subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of

construction. The builder, H.J. Keneally, does not appear to be noteworthy, and does not appear to be a master architect. Therefore, 571 Texas Street does not appear to be eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The subject property is not likely to yield information important to a better understanding of prehistory or history; therefore, the subject property does not appear to be eligible for listing in the California Register under Criterion 4 (Information Potential).

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Not applicable.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: Not applicable.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with single-family residences, which appear to have been constructed between the late nineteenth century and the early twentieth century. The majority of buildings on this block of Texas Street are mixed in character with properties featuring a high to low level of integrity. It does not appear that this block of Texas Street is eligible for listing or contributes to a potential historic district. No other potential historic districts have been identified in the vicinity of the subject property. It does not appear that this proposal will have a significant adverse impact on any eligible off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 4-4-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource File

SC: G:\Documents\2011.0069E 571 Texas St\HRER_571 Texas St_2011-04-01.doc

Current Photographs



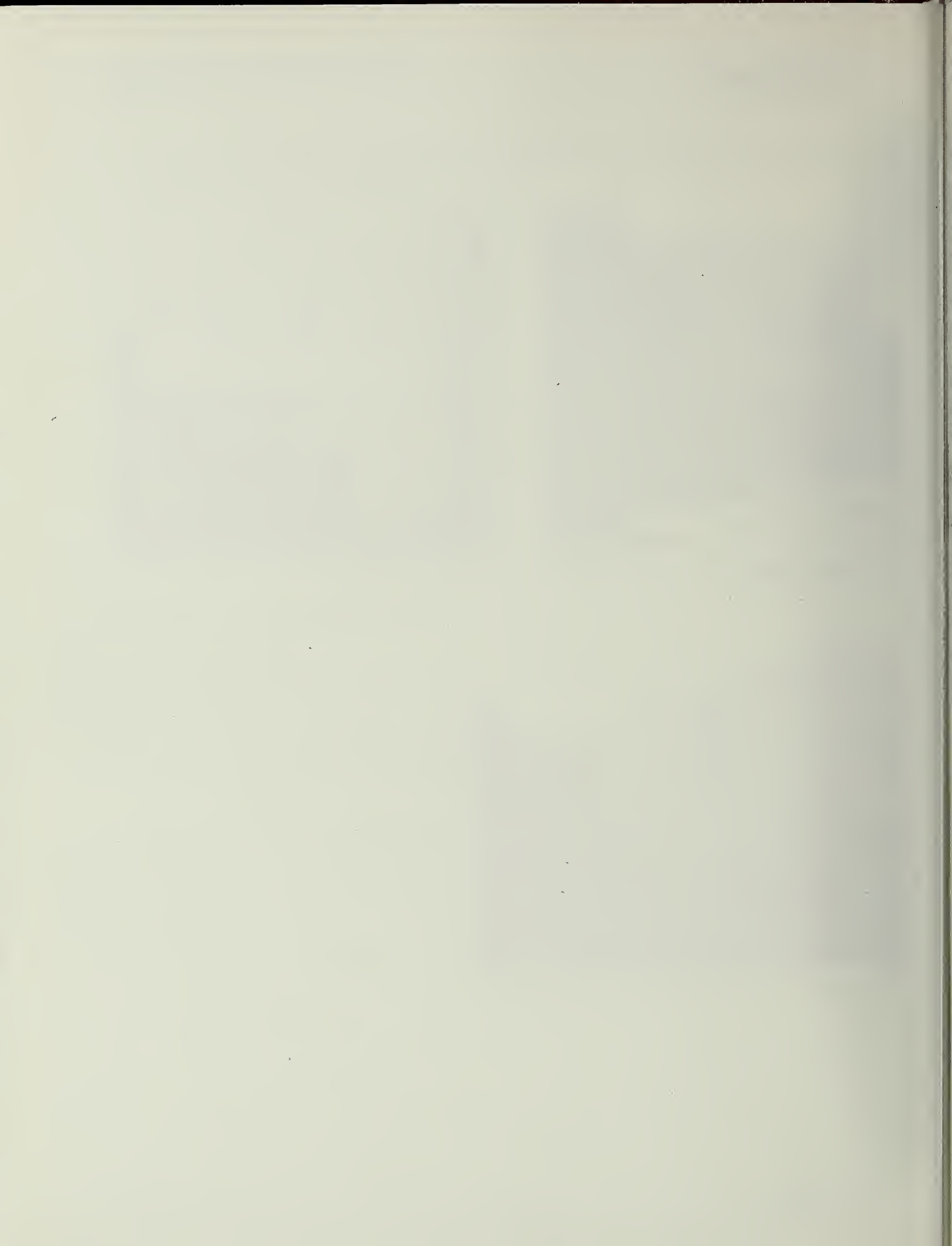
Front/West Elevation



Back/East Elevation



North Elevation (as viewed from empty lot on north side)





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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NOV 23 2010

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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2/11 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

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San Francisco, CA 94103
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San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

GOVERNMENT

DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

APR 18 2011

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2010.1142E

v.8.9.2010

Address: 2780 Broadway
Block/Lot: 0959/025

Signed (owner or agent): John G. Butler Date: 11.23.10

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Andrew & Elizabeth Spokes</u>	Telephone No.	<u>415.674.5554</u>
Address	<u>2780 Broadway</u>	Fax No.	<u>415.674.5558</u>
		Email	
Project Contact	<u>Glenda Flaim</u>	Telephone No.	<u>415.674.5554</u>
Company	<u>Butler Armsden Architects</u>	Fax No.	<u>415.674.5558</u>
Address	<u>2849 California St.</u>	Email	<u>flaim@butlerarmsden.com</u>

Site Information

Site Address(es):	<u>2780 Broadway</u>		
Nearest Cross Street(s)	<u>Broderick</u>		
Block(s)/Lot(s)	<u>0959/025</u>	Zoning District(s)	<u>RH-1 (D)</u>
Site Square Footage	<u>3437.5 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Residence</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$80,000</u>
Describe proposed use	<u>Single Family Residential</u>		

Narrative project description. Please summarize and describe the purpose of the project.

Horizontal extension at second floor enclosing existing porch. New window locations at South Façade. This minor addition will allow for 2 new bedrooms for the young family that owns the property.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5196 SF	5196 SF	131 SF	5327 SF
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	5196 SF	5196 SF	131 SF	5327 SF
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings	1	1		1
Height of building(s)				
Number of stories	4	4		4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW Class 1, Section 15301(e)(1)

Minor alteration of a single-family house adding no more than 2,500 square feet to the existing structure.

Shelley Cutler 4/12/11
Approved Shelley Catagirone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 2780 Broadway
Block/Lot: 0959/025
Case No.: 2010.1142E
Date of Review: April 7, 2011
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

☐

New Construction

PROJECT DESCRIPTION

The project proposes to infill the second floor porch at the front of the building and to add new window openings in this location. The project will add approximately 131 square feet to the existing 5,196-square foot building for a total new area of 5,327 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1962 and, according to the Planning Department's records, was apparently listed on the National and California Registers in 1991 as a contributor to a historic district. However, the Department has no documentation for this listing and it appears that it may be recorded in error. The building is listed in the 1976 Planning Department Architectural Survey. The building is considered a Category B property (Requires Further Consultation and Review) for the purposes of the California Environmental Quality Act (CEQA) due to its age (more than 50 years old).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 3,460-square-foot parcel is located on the north side of Broadway between Broderick and Divisadero Streets the Pacific Heights neighborhood and in an RH-1 (D) (Residential, House, Single-Family, Detached) District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The subject block and the two adjacent blocks of Broadway contain buildings from all periods of the 20th century, with no one period represented in the majority. The residences are designed in a variety of styles, including Victorian, Edwardian, First and Second Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the immediate vicinity of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey.

The Pacific Heights area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this area began to develop

as one of the most prestigious enclaves in San Francisco due to the neighborhood's proximity to the downtown, the extension of graded streets and cable cars, and the dramatic bay views. By 1900 the area was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for substantial apartment blocks and even more extravagant homes. The Stock Market Crash of 1929 halted almost all development in the neighborhood, which picked up again only after World War II. The immediate block surrounding the subject property appears to contain properties that were constructed throughout the area's periods of development, resulting in a diverse streetscape in terms of represented property types, styles, and periods.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon the Supplemental Information Form prepared by Butler Armsden Architects and professional analysis by Planning Department staff.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Also, the development of the property is not significant to the overall development pattern in the Pacific Heights neighborhood. The building represents one of the several residences that were constructed in Pacific Heights in the 1960s long after the first wave of large-scale residential development in the area. The property is therefore determined not to be eligible under this criterion.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject property. Construction, ownership, and occupancy of the subject building appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The property is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building was constructed in the Regency Modern style in 1962 by the architecture firm Wurster, Bernardi & Emmons. The building is not a significant resource that embodies distinctive characteristics of a type, period, region, or method of construction, nor does it possess high artistic values. The building is the work of a master architect's architectural firm; however, it does not appear to represent a particular phase in the development of Wurster's career, a particular aspect of his work, or a particular idea or theme in his craft. Wurster built over 150 houses in San Francisco, over 50 of which were constructed during the 1950s and 1960s in the same period as the subject building's construction. Also, the building's original open courtyard, which was designed by master landscape architect Thomas Church and which demonstrated one of Wurster's signature themes of incorporating outdoor living in residential structures, has been enclosed. This alteration removed one of the most significant features of the property, greatly diminishing its historic integrity. Furthermore, the surrounding blocks do not represent a cohesive grouping of architecturally similar buildings. The subject building is therefore determined not to be eligible under this criterion either as an individual resource or as part of a potential district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☐ Retains	☒ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☐ Retains	☒ Lacks
Feeling:	☐ Retains	☒ Lacks
Materials:	☒ Retains	☐ Lacks

The building has been most significantly altered by the enclosure of the courtyard located between the garage and house and modification of the garage door opening. According to a review of the building permit record, the garage was altered in 1993. No permit was found describing the enclosure

of the courtyard, but a 2003 San Francisco Magazine article that featuring a renovation of the property shows the alteration. These changes significantly altered the scale, massing, and site plan of the original building design and would have removed any remaining features of the Thomas Church landscape. These changes also negatively impacted the building's setting and feeling since it is no longer approached through a transitional outdoor space.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

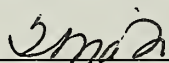
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

It does not appear that the proposed alteration would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area and the alteration will be minimally visible from the public right-of-way.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____



Tina Tam, Senior Preservation Planner

Date: 4-7-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Glenn Cabreros, Neighborhood Planner

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.1142E_2780 Broadway.doc

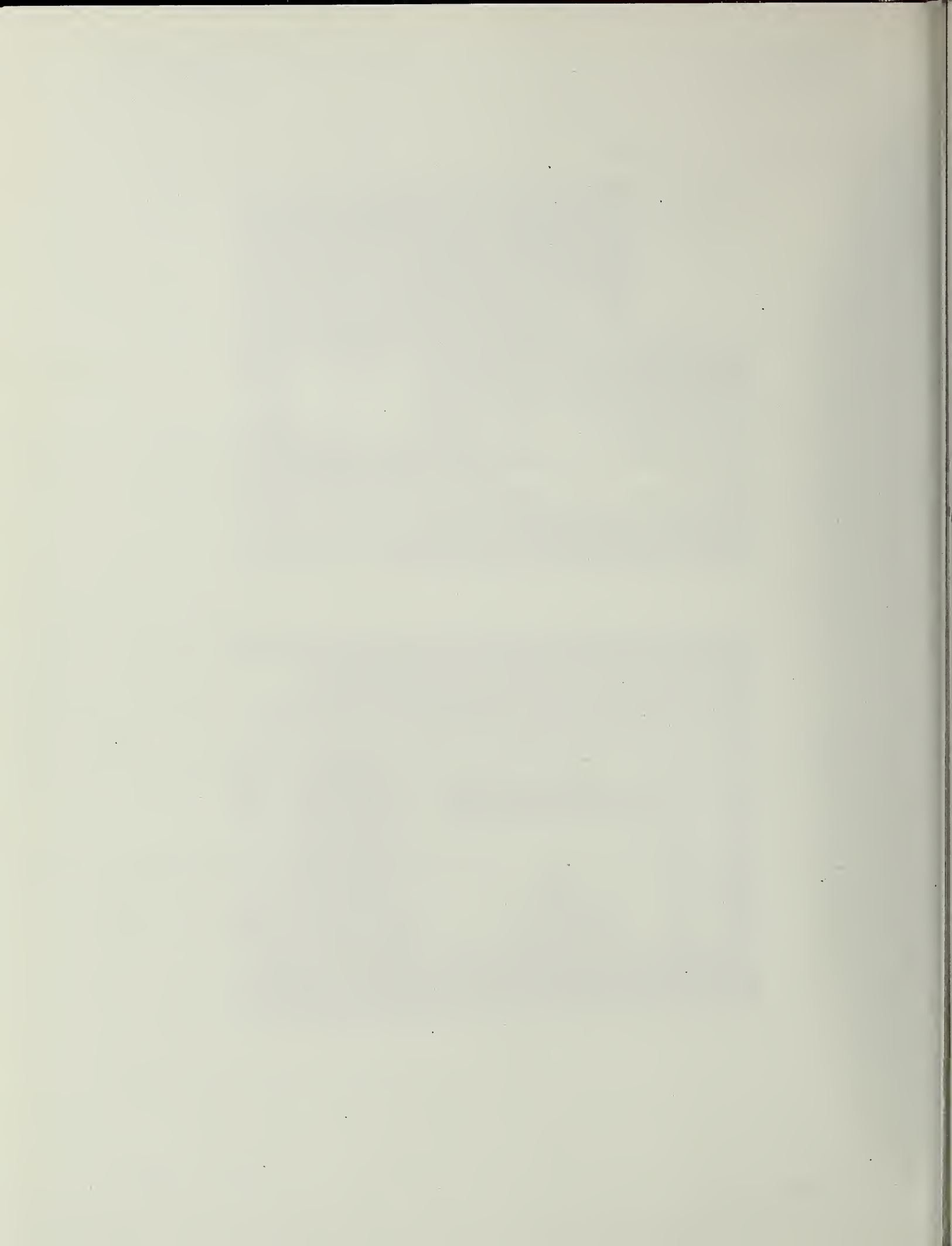
Appendix C: Property Images



Image 1:



Image 2:





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

FEB 08 2011

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

GOVERNMENT

DOCUMENTS DEPT

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org

(415) 575-9072, jeanie.poling@sfgov.org

APR 21 2011

SAN FRANCISCO

PUBLIC LIBRARY

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) DPR 523 Report	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Signed (owner or agent):

Katie O'Brien

Date:

2-7-11

(For Staff Use Only) Case No.

2011-01456

Address:

555-19th Street / 2203 3rd St

Block/Lot:

4058/09

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Martin C. Levin Inv Co LLC</u>	Telephone No.	<u>(415) 781-0603</u>
Address	<u>658 Howard Stree</u>	Fax. No.	
	<u>San Francisco, CA 94105</u>	Email	
Project Contact	<u>Katie O'Brien</u>	Telephone No.	<u>(415) 348-4652</u>
Company	<u>Martin Building Company</u>	Fax No.	
Address	<u>14 Mint Plaza, 5th Flr</u>	Email	<u>katie@martinbuilding.com</u>
	<u>San Francisco, CA 94103</u>		

Site Information

Site Address(es):	<u>555 19th Street (2201-2203 Third Street)</u>		
Nearest Cross Street(s)	<u>Third Street and Illinois</u>		
Block(s)/Lot(s)	<u>4058/09</u>	Zoning District(s)	<u>UMU</u>
Site Square Footage	<u>24,000 sq. ft.</u>	Height/Bulk District	<u>65-X</u>
Present or previous site use	<u>Existing commercial building</u>		
Community Plan Area (if any)	<u>Central Waterfront</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$7,500</u>

Describe proposed use Building alteration to shed at rear of the building

Narrative project description. Please summarize and describe the purpose of the project.

Building alteration to rear wood frame shed appendage added to existing building sometime after 1950. The existing building known as 2201-2203 Third Street to remain in tact.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☒	☐	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office	24,000	24,000	-	24,000
Industrial				
Parking				
Other (specify use)				
Total GSF	24,000	24,000		24,000
Dwelling units	0			
Hotel rooms	0			
Parking spaces	0			
Loading spaces	0			
Number of buildings	1	1		1
Height of building(s)	40'	40'		40'
Number of stories	3	3		3
Please describe any additional project features that are not included in this table:				
Rear shed				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2203 3rd Street, aka 555 19th Street
Block/Lot: 4058/009
Case No.: 2011.0145E
Date of Review: March 30, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposal is to demolish an existing wood shed and concrete plinth at the rear façade. A portion of this rear façade faces 19th Street.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, known as the Alberta Candy Factory, has been evaluated in the Central Waterfront Survey of 2001/2007, and given a National Register Status Code of 5B (Locally significant both individually and as a contributor to a district). The building is considered a "Category A" (Known Historical Resources) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

2203 3rd Street, aka 555 19th Street, is located on the south side of 19th Street between Third Street and Illinois Street in the Dogpatch neighborhood. The neighborhood consists of industrial and mixed use buildings. The property is within an UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1872-1956

The Alberta Candy Factory was designed by Emil A. Neumarket and constructed in 1919. As mentioned above, the property was surveyed in the Central Waterfront Survey and found to be individually significant and a contributor to the Third Street Industrial Historic District under Criteria 1 (Events) and 3 (Design/Construction).

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

2201- 3rd Street, aka 555 19th Street, retains a good degree of integrity, having undergone few major alterations since it was originally constructed. The shed at the rear of the property was constructed post 1956 and underwent renovations in 1985. This portion of the building does not have a high degree of integrity, and is outside of the period of significance.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The wood shed at the rear of the building is not a character-defining feature of the Alberta Candy Factory, nor has it gained significance in its own right over time.

Study of the shed at the rear of the property indicates that it is not original to the building. In the 2001 Central Waterfront Survey this shed was misidentified as a "train shed". It is true that trains ran down the Third Street corridor and served the industrial businesses that were located there. However, additional analysis indicates that the shed was not a true 'train shed' but rather a loading dock for large vehicles. The shed does not appear on pre-World War II Sanborn Maps (it is not on the

1928 map) and is not on the 1948-1950 or the 1956 Sandborn Maps. Trains ceased servicing the industrial businesses along the Central Waterfront soon after World War II, which indicates that the shed was not constructed as a train shed nor ever served as a train shed but rather was constructed as a large loading dock for trucks. As such, the shed was mischaracterized and is in fact a vehicular loading dock.

Determining a construction date for the shed has proved difficult. Investigation into the permit history does not show any building permits for the period between 1953-1983. Records indicate that the shed was constructed post-1956, which is backed up by the physical evidence onsite, such as the concrete foundation, which was built using plywood board forms, and the thin rustic channel siding cladding the shed.

In sum, while the main masonry Alberta Candy Factory building clearly falls within the period of significance of the identified Third Street Industrial Historic District and meets the criteria identified in the Central Waterfront Survey context statement, the rear wooden shed does not appear to be a character-defining feature of the building nor of the historic district. This addition has not gained significance in its own right, and is not considered to be historic resource under CEQA. The removal of this shed will not have an impact to the historic resource.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

There are no modifications to the main Alberta Candy Factory building proposed, with the exception of the rehabilitation of the rear of the first floor façade where the shed structure will be removed.

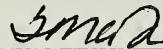
Drawings dated January 26, 2010, prepared by John S. Winder architects, shows that the removal of the shed will not have any significant impacts to the character-defining features of the building. Rather, the removal of this shed will reveal a portion of the historic resource that has been covered for several decades, and rehabilitate the window and entrance openings and the masonry façade.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project will not have an adverse impact on off-site historical resources identified in the Third Street Industrial Historic District.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 4/18/2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Page 2 of 5

Resource Name or # (Assigned by recorder) 2201-2203 3rd Street

Recorded by Planning Department — City and County of San Francisco

*Date 06-11-2001

☒ Continuation

☐ Update

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (list)

DPR 523A (1/95)

*Required information



Photo 2. View of train shed from Illinois and 19th Streets looking southwest. May 14, 2001.

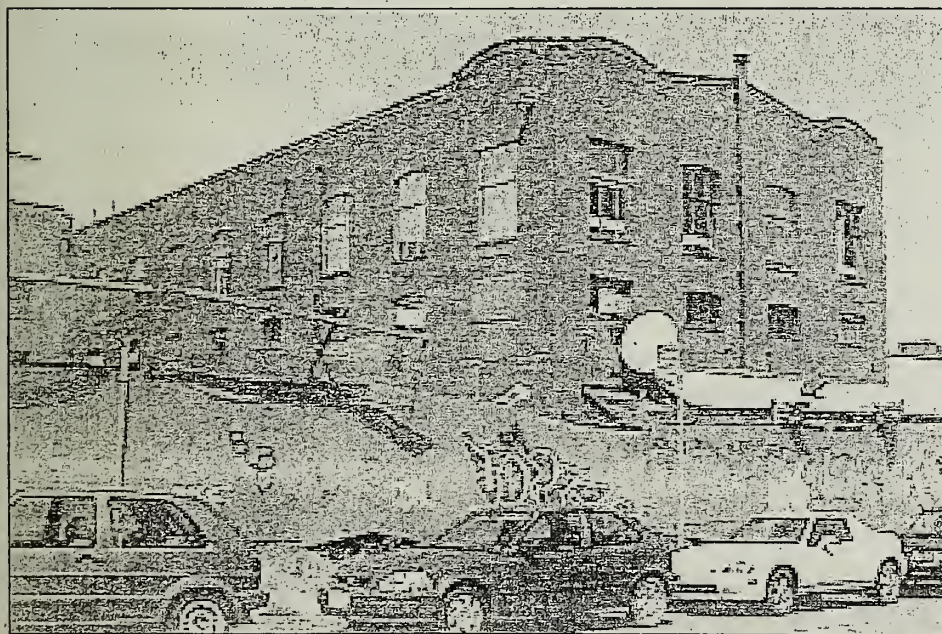
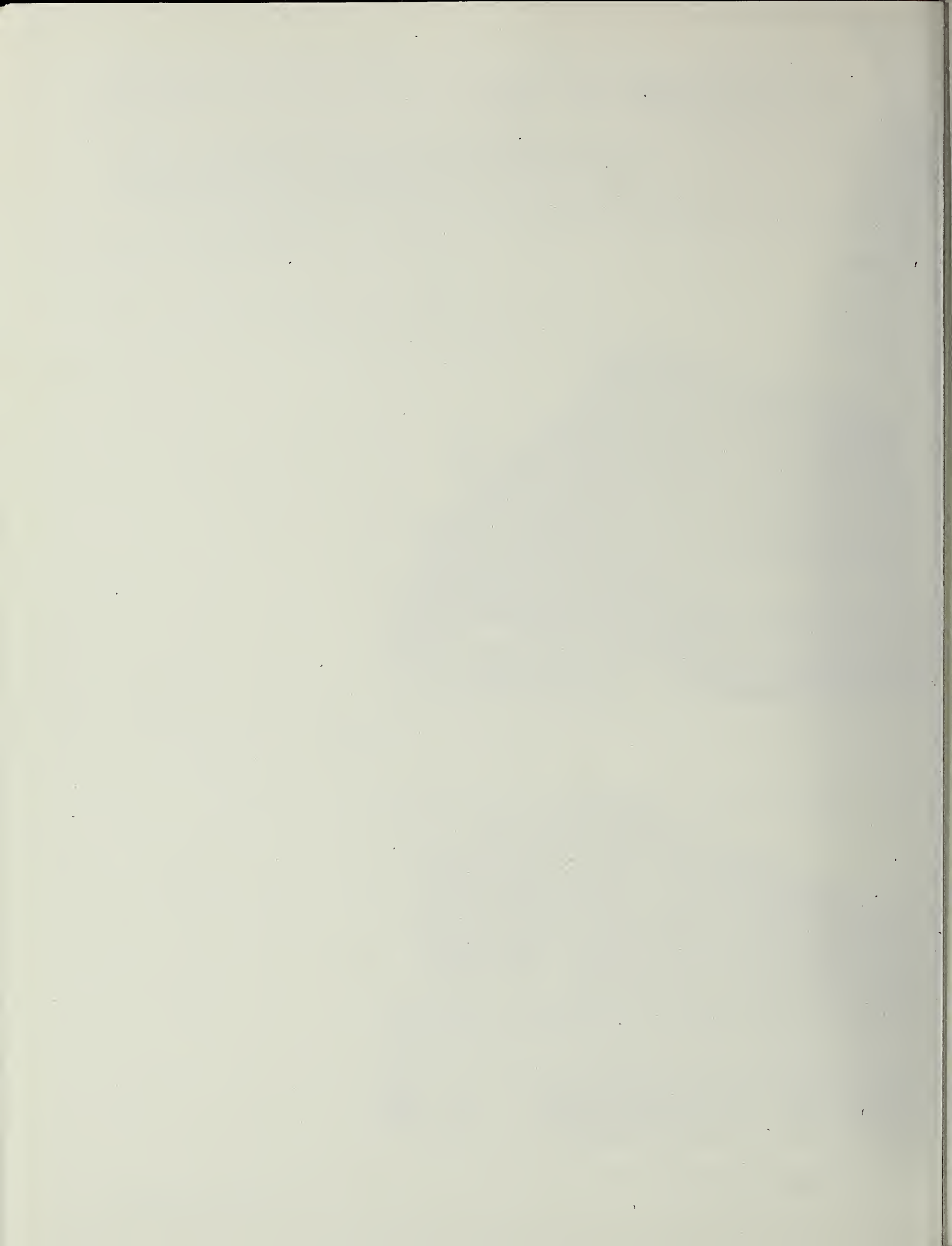
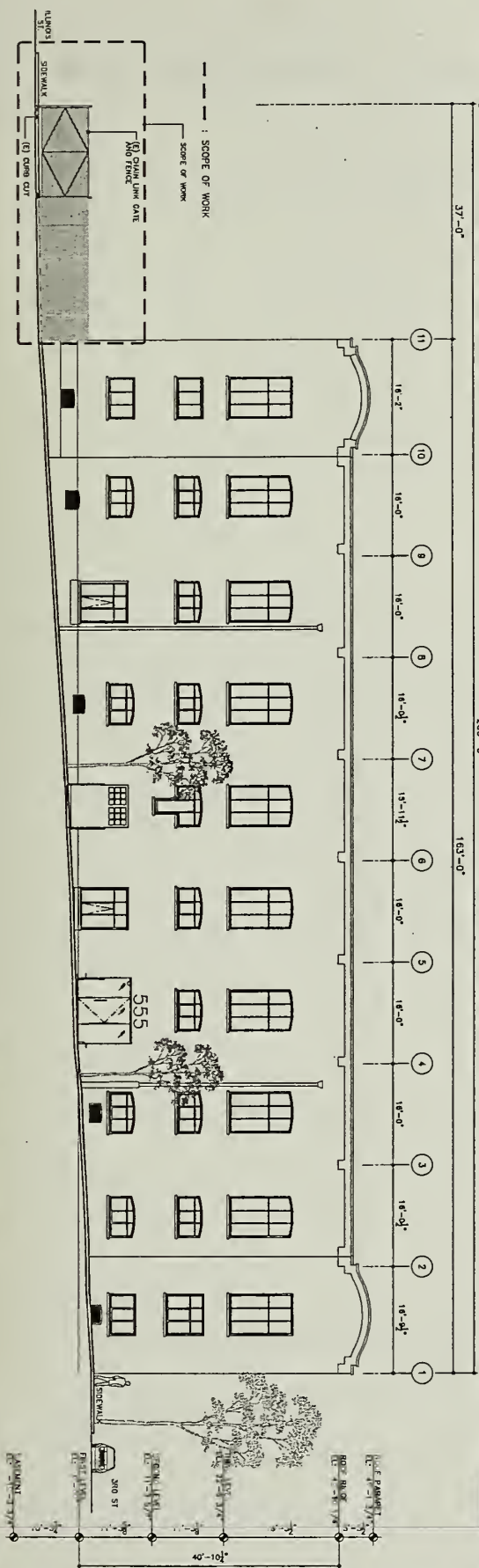
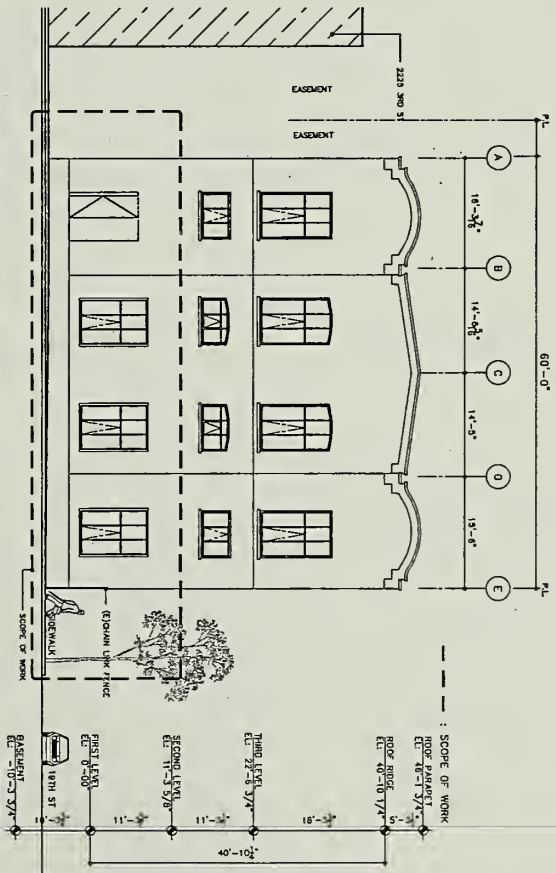
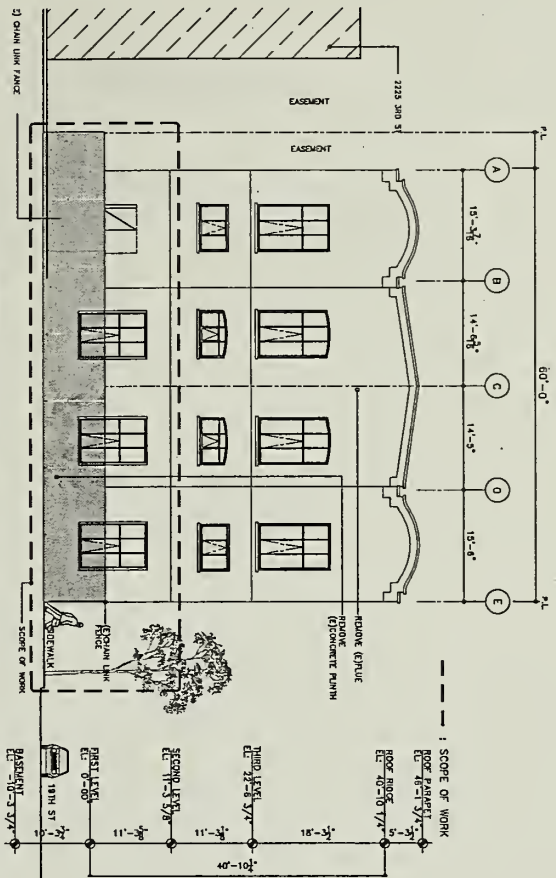


Photo 3. View from Illinois Street looking northwest. May 14, 2001.
Note: Steel fence demolished July 2001.









SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case Number: 2006.0428E
Project Address: 2401 16th Street
Zoning: M-1/50-X (former); UMU/68-X (current)
Block/Lot: 3565/001
Lot Size: 10,000 square feet
Project Sponsor: Tony Kim, Town Consulting, (415) 246-8855
Staff Contact: Don Lewis - (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southwest corner of 16th and Bryant Streets in the Mission neighborhood. The project site is currently occupied by both an "L" shaped parking lot and a three-story, commercial building, constructed in 1909, which utilizes approximately 1,875 square feet of the project site. The proposed project is the retention of the existing building and the construction of a four-story, 40-foot-tall, 23,553-square-foot, residential building containing 12 units (10 two-bedroom and 2 three-bedroom) and 12 off-street parking spaces on the ground floor accessed from Bryant Street. The proposed building would be constructed around the existing three-story building, and to accommodate this, the project would demolish the existing 1,130-square-foot horizontal addition to the building that was constructed in 1992. The project site is within the Eastern Neighborhoods Rezoning and Area Plan, which changed the zoning of the project site from M-1 (Light Industrial) to UMU (Urban Mixed Use) and from a 50-X to a 68-X Height and Bulk District. Since this is a "pipeline project" the former zoning applies (M-1). The project would require Conditional Use authorization for residential use in the M-1 district and a rear yard variance.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

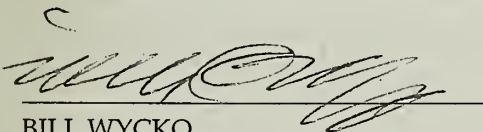
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APR 21 2011

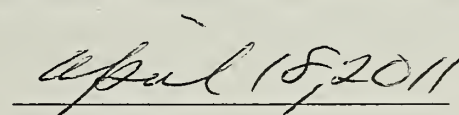
DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



BILL WYCKO
Environmental Review Officer


Date

cc: Tony Kim, Project Sponsor
Supervisor David Campos - District 9
Historic Preservation List

Bulletin Board
V. Byrd, M.D.F.

REMARKS (continued):

In-Fill Development- California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the M-1 zoning district where the proposed density of development and uses would be permitted. The M-1 district allows a residential density of one unit per 800 square feet of lot area. The 10,000-square-foot project site would be permitted up to 12 new residential units. The proposed project would include 12 new residential units and would be consistent with the M-1 zoning designation. Usable open space for dwelling units in the M-1 district requires 36 square feet of open space per unit if private. The proposed project would require 432 square feet of private open space. The proposed project would provide 2,530 square feet of private open space and would meet the usable open space requirement. Off-street parking in the M-1 district would require one space for each dwelling unit. The project would provide one parking space for each of the 12 proposed residential units and thus meets the required minimum number of parking spaces. The project would not be required to provide an off-street loading space since the residential use is less than 100,000 square feet. The site is located in a 50-foot height district and the proposed building would be 40 feet in height. The project would thus comply with the 50-foot height district. The project would require Conditional Use authorization for a residential use in the M-1 district and a rear yard variance. Therefore, the proposed project would be consistent with all applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.23-acre (10,000 square feet) project site is located within a fully developed area of San Francisco. The surrounding uses consist of mixed-use residential and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.¹ The proposed project would generate about 120 person trips (inbound and outbound) on a weekday daily basis, consisting of 43 auto trips, 58 transit trips, 11 walk trips and 8 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 7 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips. This additional traffic would not be substantial relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in any significant adverse traffic impacts.

Transit

As indicated above, the proposed project is estimated to add 58 daily transit person trips, of which 10 are estimated to occur in the p.m. peak hour. The project site is served by several local and regional transit lines including Muni lines 9, 9L, 22, 27, and 33, and therefore, the additional p.m. peak hour transit trips would likely be accommodated on existing routes, and would result in a less-than-significant effect to transit services.

Parking

As mentioned above, the Planning Code would require 12 off-street parking spaces for the proposed project and the project includes a total of 12 parking spaces. Based on the methodology presented in the 2002 *SF Guidelines*, on an average weekday, the demand for parking would be 18 spaces. Thus, the project would have an unmet parking demand of 6 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit is not considered to be a significant impact under CEQA, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on

¹ Don Lewis, San Francisco Planning Department, *Transportation Calculations*, March 14, 2011. These calculations are available for review as part of Case File No. 2006.0428E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines 9, 9L, 22, 27, and 33) and bike lanes (20, 22, 25, 33, and 40), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Access

Vehicular ingress and egress to the ground-floor parking garage would be on Bryant Street. Pedestrian access would be primarily on 16th Street but would also be on Bryant Street. Emergency access to the project site would not be changed by the proposed project. There are no bus stops in front of the project site. Sidewalks and on-street parking are present on both sides of the street. The project would not impede traffic or cause unsafe conditions, and would not result in a significant effect related to access.

Loading

Based on the *SF Guidelines*, the proposed project would generate an average loading demand of 0.02 truck-trips per hour. *Planning Code* Section 152.1 does not require off-street loading for residential development less than 100,000 square feet. Therefore, off-street loading spaces are not required for the proposed project, which would include 15,638 square feet of residential use. The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along 16th Street and Bryant Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on 16th Street and Bryant Street.

Pedestrian and Bicycle Conditions

The proposed project would generate approximately 11 p.m. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate

sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

There are no existing or proposed bike lanes on the project site, and there would be no net increase in curb cuts on 16th Street or Bryant Street. In the vicinity of the project site, there are five major Citywide Bicycle Routes (20, 22, 25, 33, and 40). Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

The recently amended (Board of Supervisors Ordinance No. 129-06) *Planning Code* Section 155.5 requires that residential projects of 50 dwelling units or less provide one bicycle space for every two dwelling units. The proposed project includes 12 dwelling units and thus would be required to provide 6 bicycle parking spaces, which would be provided on the ground-floor level. In conclusion, the proposed project would not substantially increase pedestrian and bicycle hazards.

In summary, the project would not result in a significant effect with regard to transportation.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the occupants of the proposed new building would be considered common and generally acceptable in an urban area, and would not be considered a significant impact. The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City's Police Code, and would be temporary and intermittent in nature.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA² should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design. According to the Eastern Neighborhoods Final EIR, noise levels on 16th Street are above 70 dBA. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects (including hotels, motels, and live/work developments). This state regulation requires meeting an interior standard of 45 dBA in any habitable room. DBI would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

Considering the above discussion, the proposed project would not result in a significant impact with regard to noise.

² The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. Based on a review of the Air Quality Guidelines' screening tables, a detailed analysis of construction- and operational-related criteria air pollutants and ozone precursors would not be required.³ According to the screening table, the threshold for construction exhaust emission would be 240 dwelling units for a low-rise apartment building while the threshold for operational criteria pollutant would be 451 dwelling units. The project, which proposes 12 dwelling units, would not exceed any of the thresholds of significance for criteria air pollutants and would not result in the generation of criteria air pollutants and ozone precursors that exceed the BAAQMD's thresholds of significance. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Issues

Historic Architectural Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. Under the Planning Department's CEQA Review Procedures for Historic Resources, the proposed property is classified as B, properties requiring further consultation and review due to its age (constructed in 1909). As described in the Historic Resource Evaluation Response (HRER) Memorandum, the 2401 16th Street property appears eligible for listing in the California Register as an individual resource under Criterion 1 (Events) for its association with the San Francisco Seals, who were notable as one of the earliest baseball teams on the West Coast.⁴

According to the HRER, the subject property at 2401 16th Street was originally constructed in 1909 for James Larkin as a commercial and residential investment property. James Larkin operated a bar in the ground floor of the subject property from 1910 to 1919, and lived in the residential units above. During

³ Bay Area Air Quality Management District (BAAQMD), *CEQA Guidelines*, June 2010; pages 3-2 to 3-3. Website:

http://www.baaqmd.gov/-/media/Files/Planning%20and%20Research/CEQA/Draft_BAAQMD_CEOA_Guidelines_May_2010_Final.ashx

⁴ Memorandum from Richard Sucre, Preservation Technical Specialist, to Don Lewis, Planner, Major Environmental Analysis, April 7, 2011. This memo is attached.

Prohibition (1920 to 1933), Larkin operated a "soft drink business," which was a common guise for a bar during this time period. Larkin operated this bar until 1940, when he sold it to Peter and Annie Stanfel. The Stanfels opened the "Double Play Tavern" in 1944. This bar and restaurant has remained open in this location through the present day. The Double Play Restaurant (as it is currently known) was patronized by noted members of the San Francisco Seals, including Joe DiMaggio, Dario Lodigiani, Bobby Layne, and Doak Walker. The San Francisco Seals were San Francisco's Pacific Coast League baseball team from 1903 to 1957. The San Francisco Seals were the City's professional baseball team before the arrival of the San Francisco Giants in 1958. The Pacific Coast League is significant as one of the only major baseball leagues west of St. Louis from the early- to mid-twentieth century. The San Francisco Seals Stadium was originally constructed across from the project site and was the first home of the San Francisco Giants. It was later demolished in 1959. The Double Play Restaurant represents one of the last vestiges of San Francisco's early baseball history, and was an important post-game establishment for Seals players and management. Based upon this history, the 2401 16th Street building is eligible for listing in the California Register under Criterion 1 (Events).

Research has not revealed information that any of its owners or occupants were associated with persons that have made a significant contribution to the broad patterns of history, and therefore the subject property does not appear eligible for listing in California Register under Criterion 2 (Persons). The subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. There is no known architect or builder. Therefore, the subject property does not appear eligible for listing in the California Register under Criterion 3 (Architecture).

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.⁵ Therefore, the subject property is not significant under Criterion D (Information Potential).

The property still conveys its significance as an example of early Classical Revival architecture in San Francisco and retains its location, association, design, workmanship, and feeling. However, due to the demolition of the San Francisco Seals Stadium, the property lacks integrity of setting. Noted building alterations include: stucco and brick cladding (circa 1940), a horizontal addition (1992), and window replacement (unknown). The exterior character-defining features of the subject building include: three-story massing; slanted bay windows; prominent cornice; projecting neon signage; recessed, corner commercial entrance; entrance to upper commercial floors on 16th Street; wrap-around awning; stucco cladding; and brick base. The interior character-defining features include the wood paneling, booths, and bar from the Double Play Restaurant. Construction of the proposed project would not impact the property's character-defining features.

Since the existing building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for*

⁵ This analysis is summarized from a Planning Department technical memorandum (Randall Dean, staff archeologist, to Sarah Jones, Planner, November 28, 2006), which is available for review at the Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2006.0428E.

Rehabilitation of Historic Properties (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons described here. The proposed project would not alter the use of the existing commercial building. The proposed project would retain and preserve the historic character-defining features listed above. The height of the proposed building would align to the height of the existing building. The proposed building would not impact any distinctive materials, nor would it impact any features, spaces or spatial relationships that characterize the property. The proposed building would not be connected to the existing building, and the proposed building would not physically impact any part of the historic property. Although the subject property has consistently remained a free-standing corner building for most of its lifetime, the new construction on this lot would not alter any significant spatial configurations or features of the subject property. The proposed project includes the demolition of a horizontal addition constructed in 1992, which is outside of the property's period of significance (1944 to 1957). The size, scale, proportion, materials, and features of the new building are compatible with the historic building, but are sufficiently differentiated, as evidenced by the use of stucco, redwood siding and aluminum siding.

The subject property is not located within a potential historic district, but is located directly adjacent to the potential Northeast Mission Industrial Employment District. The character of this potential historic district is mixed with a wide variety of industrial building types, styles, and sizes. Due to the project's location outside and the varied character of the potential historic district, the proposed project would not have an adverse effect upon the potential historic district or any adjacent historic resources. Therefore, it does not appear that the proposed project would have a significant adverse impact on any eligible off-site historic resources.

The project is subject to the *Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources* that is in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. Since the proposed building is 10 feet taller than the adjacent single-story, industrial building, constructed in 1924, at 2445 16th Street, the Department presented the proposed project to the HPC on April 6, 2011. At the hearing, the HPC agreed with the preliminary survey findings that the subject property is eligible for listing in the California Register under Criterion 1 (Events) for its association with the San Francisco Seals, and had no issues with the proposed design.

For all of the above reasons, the proposed project would not have an adverse impact on any on-site or off-site historic resources.

Visual Quality: Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the M-1 use controls and the 50-X height and bulk district.

As pedestrians and drivers approach the intersection of 16th and Bryant Streets, there is a partial view of a mural on the northern sidewall of the building at 1718 Bryant Street. With construction of the proposed project, a large portion of the mural would be obstructed. However, the proposed building is within the parameters of the type of development permitted by the applicable zoning controls and the proposed

building would not substantially degrade the existing visual character or quality of the site and its surroundings.

The proposed project would be visible from some residential and commercial buildings within the project site vicinity. Some reduced views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those views would not constitute a significant impact under CEQA.

In light of the above, the proposed project would not result in significant visual quality impacts.

Neighborhood Concerns

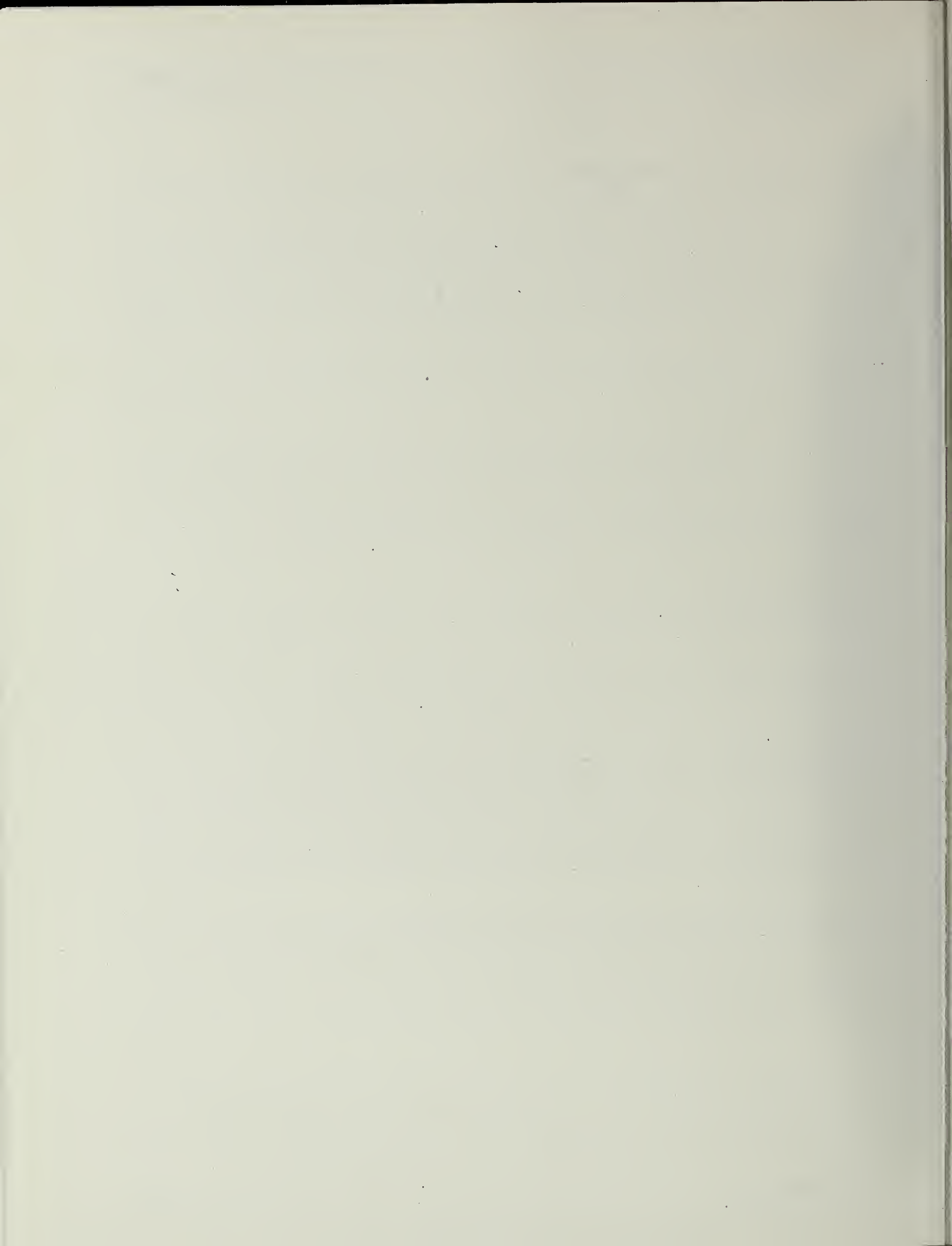
A "Notification of Project Receiving Environmental Review" was mailed on August 11, 2010 to owners of properties within 300 feet of the project site and to adjacent occupants. One member of the public expressed concerns related to the obstruction of the mural on the north wall of the structure at 1718 Bryant Street. This concern related to visual quality is addressed above on page 8.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect related to historical or visual resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Don Lewis
Project Address: 2401 16th Street
Block/Lot: 3965/001
Case No.: 2006.0428E
Date of Review: April 7, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

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PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ New Construction

PROJECT DESCRIPTION

The proposed project includes new construction of a four-story, 23,048 square-foot, free-standing residential building, which will be constructed around a three-story commercial building (constructed in 1909). To accommodate the new construction, the project will demolish an existing 1,130 square-foot horizontal addition, which is part of the existing building and was constructed in 1992. The project will retain and preserve the three-story commercial building, which is currently occupied by the Double Play Restaurant at the ground floor level. The new residential building will contain twelve residential units and twelve new ground floor parking spaces. This new building will be 40-feet tall along 16th Street and will align in height to the existing commercial building. Along Bryant Street, the new building will be one-story tall and will feature a mural, garage entrance and a single pedestrian door. The proposed project is a "pipeline project" and is depicted in architectural drawings prepared by Gabriel Y. Ng & Associates, dated March 28, 2011.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, but has been surveyed as part of the Showplace Square Historic Resource Survey, which is currently under review by the San Francisco Planning Department. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1909).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a rectangular-shaped lot at the southwest corner of 16th and Bryant Streets on the border of the Mission District and the Potrero Hill neighborhood. As a "pipeline project," the property is subject to the former M-1 (Light Industrial) Zoning District and the former 50-X Height and Bulk District. Currently, the property resides in a UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. Franklin Square Park is located directly across Bryant Street from the subject property. The immediate area consists largely of two- to four-story residential properties along Bryant Street and one- to two-story industrial properties along 16th Street. The neighborhood character is mixed with examples of residential, industrial and commercial buildings. The predominant architectural styles

in the area date to the Victorian-era, and also include 20th-Century Industrial and Contemporary Strip Retail.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☒ Yes ☐ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: Constructed in 1909, the subject property at 2401 16th Street is individually-eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 (Events) for the property's association with the San Francisco Seals. The property's period of significance ranges from 1944 to 1957.

The subsequent summary is based upon preliminary survey information completed as part of the Showplace Square Historic Resource Survey. This information has not been formally adopted by the Historic Preservation Commission, but is sufficient for the evaluation of the subject property under the California Environmental Quality Act (CEQA).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

According to preliminary survey information provided in the DPR 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for 2401 16th Street (dated December 4, 2008, prepared by Christopher VerPlanck and Tim Kelley Consulting) and cursory research undertaken by Planning Department staff, the subject property at 2401 16th Street was originally constructed in 1909 for James Larkin as a commercial and residential investment property. James Larkin operated a bar in the ground floor of the subject property from 1910 to 1919, and lived in the residential units above, along with his son, brother, and nephew. During Prohibition (1920 to 1933), Larkin operated a "soft drink business," which was a common guise for a bar during this time period. Larkin operated this bar until 1940, when he sold it to Peter and Annie Stanfel. The Stanfels opened the "Double Play Tavern" in 1944. This bar and restaurant has remained open in this location through the present day. The Double Play Restaurant (as it is currently known) was patronized by noted members of the San Francisco Seals, including Joe DiMaggio, Dario Lodigiani, Bobby Layne, and Doak Walker. The San Francisco Seals were San Francisco's Pacific Coast League baseball team from 1903 to 1957. The San Francisco Seals were the City's professional baseball team before the arrival of the San Francisco Giants in 1958. The Pacific Coast League is significant as one of the only major baseball leagues west

of St. Louis from the early to mid twentieth century. The San Francisco Seals Stadium was originally constructed across from 2401 16th Street and was the first home of the San Francisco Giants. It was later demolished in 1959. The Double Play Restaurant represents one of the last vestiges of San Francisco's early baseball history, and was an important post-game establishment for Seals players and management.¹

This history is affirmed by the Sanborn Fire Insurance Maps, which show the property as early as 1915. In the 1915 and 1950 Sanborn Fire Insurance Maps, the property is shown as a three-story building with a saloon, store and club room (also noted as a store).

Based upon this history, 2401 16th Street is eligible for listing in the California Register under Criterion 1 (Events) for its association with the San Francisco Seals, who were notable as one of the earliest baseball teams on the West Coast.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore, 2401 16th Street is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1909, the subject building at 2401 16th Street is a three-story, wood-frame, mixed use residential-over-commercial property that appears to be largely intact. The building is located on a large corner lot measuring 100-ft by 100-ft. The building is clad in stucco on the primary façade and features slanted bay windows, a prominent cornice, and a projecting neon sign that reads "Double Play." Overall, the building displays Classical Revival stylistic influences. The original architect is unknown.

The subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. There is no known architect or builder. Therefore, 2401 16th Street does not appear eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property at 2401 16th Street is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion

¹ Christopher VerPlanck and Tim Kelley Consulting, "DPR 523B: 2401 16th Street" (December 4, 2008).

D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

Notes: The subject property retains most aspects of integrity. Noted alterations include: stucco and brick cladding (circa 1940), a horizontal addition (1992), and window replacement (unknown). Due to the demolition of the San Francisco Seals Stadium, the property lacks integrity of setting. Overall, the property still conveys its significance as an example of early Classical Revival architecture in San Francisco and as a noted property associated with the San Francisco Seals. As noted by the preservation consultant, the Double Play Restaurant interior is almost entirely intact with original wood paneling, booths, bar, and back bar.²

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (Go to 6 below.)

☒ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

Notes: Staff has reviewed the project proposal and has determined that the project would not cause a substantial adverse change in a historic resource such that the significance of the building would be materially impaired. The Department finds that the project is consistent with all aspects of

² Christopher VerPlanck and Tim Kelley Consulting, "DPR 523B: 2401 16th Street" (December 4, 2008).

the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will not alter the use of the existing building. The existing building will remain commercial in use.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve the historic character of 2401 16th Street, as defined by its character-defining features (see below for a full list of character-defining features). The proposed project will construct a new four-story, free-standing building around the existing three-story building at 2401 16th Street. The height of the new four-story building will align to the height of the existing building. The proposed project will not impact any distinctive materials, nor will it impact any features, spaces or spatial relationships that characterize the property. The new building is structural distinct and is not connected to the existing building. The new building will be constructed on the site of an existing parking lot. Although the subject property has consistently remained a free-standing corner building for most of its lifetime, the new construction on this lot will not alter any significant spatial configurations or features of the subject property.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project includes the demolition of a horizontal addition, which was constructed in 1992. This addition was constructed outside of the property's period of significance and is not considered a historic feature. The project will not impact any historic feature, which has acquired significance in its own right, including the brick base and stucco cladding (added circa 1940 within the period of significance).

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes the new construction of a four-story, twelve-unit residential building around the existing three-story historic building at 2401 16th Street. The new construction necessitates the removal of a horizontal addition constructed in 1992. Overall, the size, scale, proportion, materials and features of the new building are compatible with the historic building, but are

sufficiently differentiated, as evidenced by the use of stucco, redwood siding and aluminum siding. The existing and new buildings both feature stucco and a similar façade rhythm, particularly along the 16th Street façade, which draws from the rhythm of the slanted bay windows. The height of the new building aligns to the height of the existing building, since the ground floor of the existing building is a double-height space. The new building does not destroy any historic materials, features and spatial relationships that characterize the property at 2401 16th Street. Ultimately, 2401 16th Street retains its character-defining features and historic integrity, despite the new construction on the same lot.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes construction of a new free-standing four-story, twelve-unit residential building around the existing three-story commercial building. The new construction is not connected to the existing building and does not physically impact any part of the historic property. If this addition were to be removed in the future, the essential form and integrity of the subject property would remain unimpaired, and the property as a whole would retain its historic integrity.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The exterior character-defining features of the 2401 16th Street include:

- Three-story massing
- Slanted bay windows
- Prominent cornice
- Projecting neon signage
- Recessed, corner commercial entrance
- Entrance to upper commercial floors on 16th Street
- Wrap-around awning
- Stucco cladding and brick base

The interior character-defining features include:

- Wood paneling
- Booths
- Bar

The proposed project will retain all of the character-defining features of 2401 16th Street. As long as the new construction does not impact the property's character-defining features, the proposed project will avoid impacts to the historic resource.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed with buildings constructed from the early 1900s to 1950s. The two properties bordering the subject lot, 1712-16 Bryant St and 2445 16th Street, are both considered potential historic resources. 1712-16 Bryant Street is a potential historic resource due to its age, while 2445 16th Street is included within a potential historic district. The subject property is not located within a potential historic district, but rather is located directly adjacent to the potential Northeast Mission Industrial Employment District. The character of this potential historic district is mixed with a wide variety of industrial building types, styles, and sizes. No other potential historic districts have been identified in the vicinity of the subject property. Due to the project's location outside and the varied character of the potential historic district, the proposed project would not have an adverse effect upon the potential historic district or any adjacent historic resources. Therefore, it does not appear that this proposal will have a significant adverse impact on any eligible off-site historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

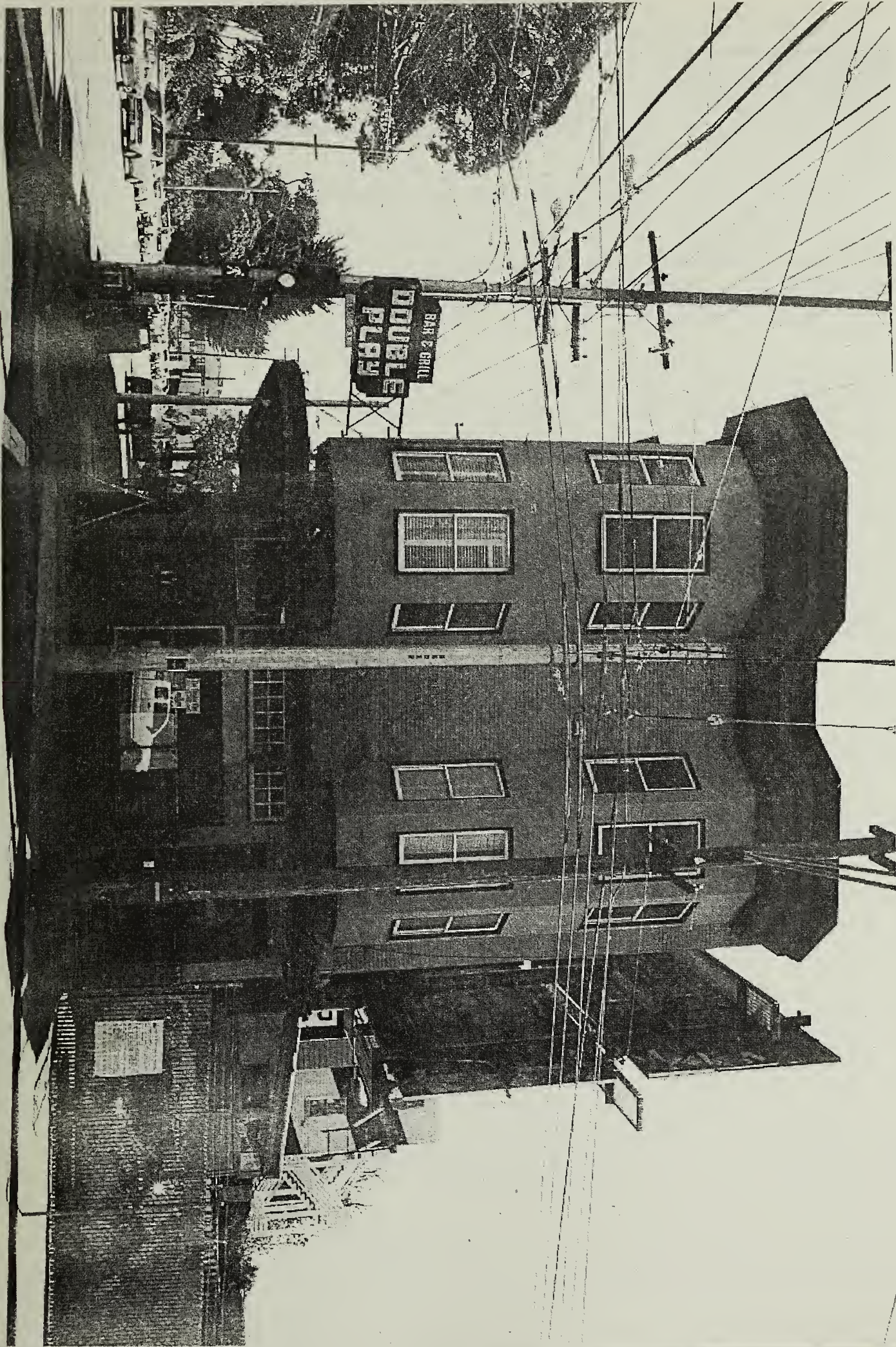
Tina Tam, Senior Preservation Planner

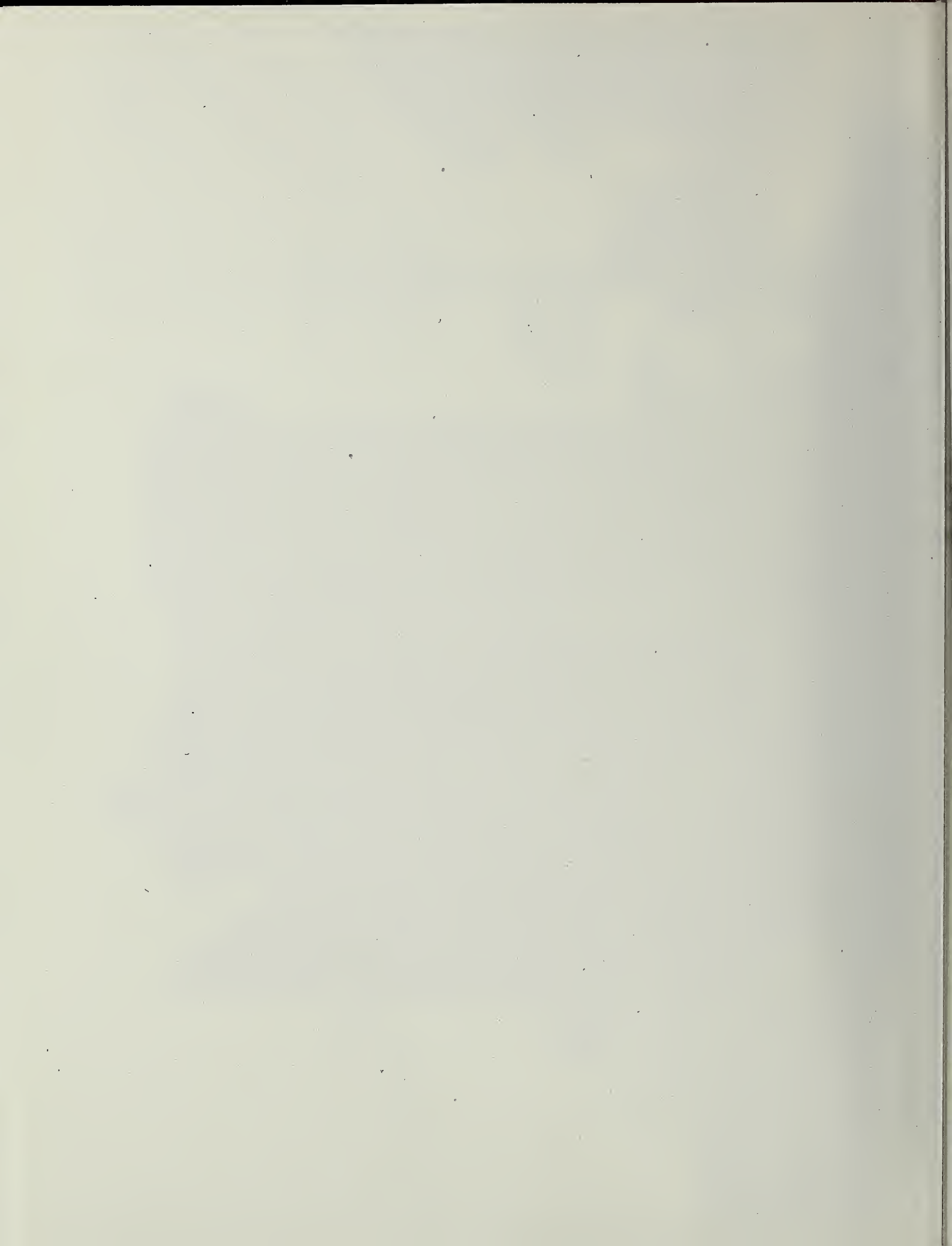
Date: 4-7-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
Diego Sanchez / Neighborhood Planning

SC: G:\Documents\2006.0428E\2401 16th St\HRER_2401 16th St_2011-04-07.doc









SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

FEB 03 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT DOCUMENTS DEPT
Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

APR 26 2011

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Jennifer C. Guan

(For Staff Use Only) Case No. 2011.0144E

Date: 1/31/2011

Address: 2419-2421 Franklin St.

Block/Lot: 0552/007

Class 1
4/20/11 (18)

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Emerson & Jennifer Quan</u>	Telephone No.	<u>(650) 255-8122</u>
Address	<u>9 Kenneth Rexroth Place</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94133</u>	Email	<u>jennifer.c.quan@gmail.com</u>
Project Contact	<u>Emerson & Jennifer Quan</u>	Telephone No.	<u></u>
Company	<u></u>	Fax No.	<u></u>
Address	<u></u>	Email	<u></u>
	<u></u>		<u></u>

Site Information

Site Address(es):	<u>2419-2421 Franklin Street</u>		
Nearest Cross Street(s)	<u>Between Vallejo and Green Streets</u>		
Block(s)/Lot(s)	<u>0552 007</u>	Zoning District(s)	<u>2</u>
Site Square Footage	<u>3,000</u>	Height/Bulk District	<u></u>
Present or previous site use	<u></u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$3000 (in addition to \$7000 listed under Permit #201012096382 which includes removal and reinstallation of brick)
Describe proposed use	<u>Maintain residential use; alter façade materials only</u>		

Narrative project description. Please summarize and describe the purpose of the project.

The project would involve the alteration of the front (East-facing) façade materials. This would require the removal of the existing brick façade (Permit #201012096382). We propose replacing the brick with stucco on the 2nd, 3rd, and 4th floors. On the ground floor, we propose replacing the brick with natural stone or tile materials. The 3rd floor windows would be replaced with windows similar in size to the existing 2nd floor windows. The overall window frame sizes will not change.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the	☐	☒

adjacent buildings.		
---------------------	--	--

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				

Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2419-2421 Franklin Street
Block/Lot: 0552/007
Case No.: 2011.0144E
Date of Review: April 1, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project consists of the alteration of the front façade, including removing the existing brick façade and recladding the façade in a stucco finish.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state, or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

2419-2421 Franklin Street is located on the west side of Franklin Street between Vallejo and Green Streets on the boarder of the Pacific Heights and Marina neighborhoods. The property is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. It was constructed in 1921 by an a builder named Geo Lydixsen. The building features a light tan brick façade with the brick laid in various ways to create the decorative detailing. There are soldier course laid belt courses and cornice, header course sills, vertical course stretcher panels, and the building is flanked by vertical stretcher bricks organized akin to pilasters with inlaid tiles. The ground floor features a recessed entrance at the southern side and a narrow garage opening. The upper two floors each feature two tri-partite window openings, with the original wood windows at the second floor and aluminum sliders at the third floor.

The immediate area consists of three-to-four story residences – apartment buildings, multi-family townhouses, and single family homes. The buildings on the eastern side of Franklin date primarily from 1908 up to the mid 1920's, whereas on the western side of Franklin they predominately date from the 1950's. The styles of the surrounding properties vary, with the immediate neighbor to the north designed in a highly-stylized Art Nouveau style, while the remainder of the properties on the west side of the block (and on the same block face as the subject property) are Georgian Revival and Edwardian-era styles. The buildings on the east side of Franklin are in a contractor modern style.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the information submitted, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

The subject building does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

2419-2421 Franklin Street was constructed in 1921 and does not have a specific or significant association with a period of development to be eligible under the criterion. Research has not revealed that any significant events occurred on the property, thus the building is not eligible as an individual resource under this Criterion.

2419-2421 Franklin Street does not appear to contribute to a potential California Register-eligible historic district. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. There appears to be little relationship to the development on the block. While the west side of Franklin Street does contain buildings that are visually striking, there does not appear to be any relationship to a specific pattern of development to constitute a California Register-eligible historic district.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Records indicate that the original owner of the property was Emil Burr. Mr. Burr sold the property to Maria and Nunzio Taratino in 1921. The Taratino family owned the property until 1970 when it was sold to So Yin Wong, who in turn sold it to the current owners Emerson and Jennifer Quan in 2008. None of the property owners (who were also the tenants of the building) were important to the local, regional or national past. Therefore, 2419-2421 Franklin Street is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2419-2421 Franklin Street was constructed in 1921 in a modest art deco style. As described above, the front façade is clad in light tan brick, which is laid in a variety of courses to create a visually arresting decorative pattern. Regardless of this interesting use of brick, the building does not rise to the level of being individually eligible as a representative of a type or method of construction for the California Register of Historical Resources.

2419-2421 Franklin Street does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 2419-2421 Franklin Street does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

While there is not a California Register-eligible historic district in the area, 2419-2421 Franklin Street does significantly contribute to the overall visual character of the neighborhood. As mentioned under the analysis of Criterion 2, the west side of Franklin Street and the street frontages of Vallejo and Green Streets exhibit great uniformity in building materials and details. 2419-2421 Franklin Street adds to this neighborhood character.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since 2419-2421 Franklin Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project. However, 2419-2421 Franklin Street does significantly contribute to the overall visual character of the neighborhood. As discussed above, the west side of Franklin Street and the street frontages of Vallejo and Green Streets exhibit great uniformity in building materials and details, such as masonry facades and articulated detailing on the facades. The existing façade of 2419-2421 Franklin Street retains both of these characteristics and adds to this neighborhood character.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 4/19/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Supplemental Information for Historical Resource Evaluation

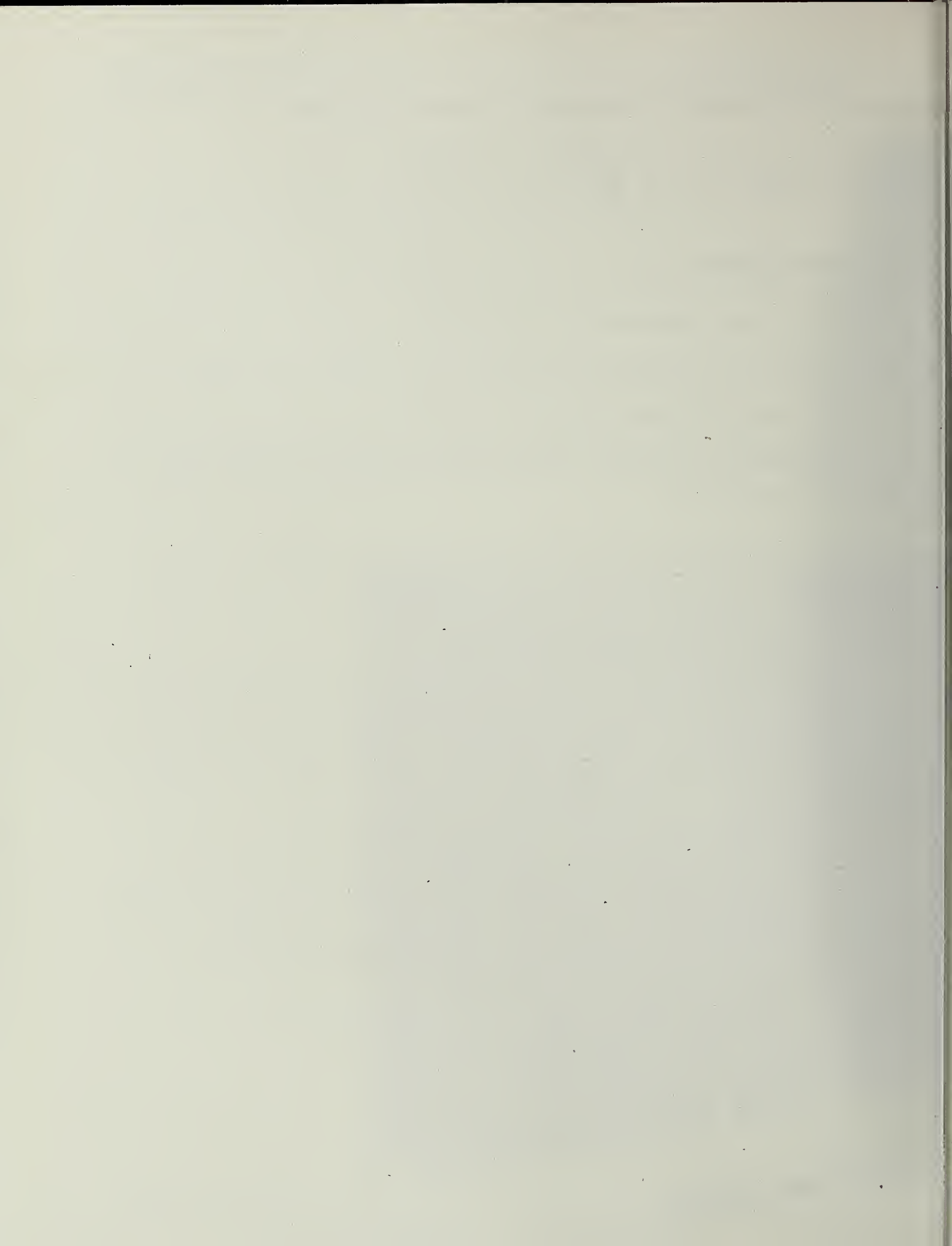
19-2421 Franklin Street, San Francisco, CA 94123

Block 0552 Lot 007

Property Description

The property is a 3-story residence with a brick façade, as pictured below. The façade consists of a single layer of tan-colored firebrick that is nailed to wood siding. The windows on the second floor are single-pane wood windows and the windows on the third floor are single-pane aluminum windows. The garage door, entrance door, and utility doors are painted wood.







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
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APR 26 2011

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

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Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☒	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.0054/E

v.8.9.2010

415-271-5266

Date:

Address:

Block/Lot:

Class 1 (e) & 3(a)
4/20/11 (B)

EXEMPT FROM ENVIRONMENTAL REVIEW

2135 48th Ave Wicks St

05161 028A

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	JITU SOMAYA	Telephone No.	415 271 5266 /415 922 5299
Address	2844 GREENWICH STREET	Fax. No.	415 434 5805
	SAN FRANCISCO CA 94123	Email	JITU@SOMAYA.NET
Project Contact	SAME	Telephone No.	SAME
Company		Fax No.	
Address		Email	SAME

Site Information

Site Address(es):	2135 -37-39 GREENWICH STREET / 136-138PIXLEY ST SAN FRANCISCO CA 94123		
Nearest Cross Street(s)	WEBSTER AND FILLMORE		
Block(s)/Lot(s)	0516/028A	Zoning District(s)	
Site Square Footage	3500 SQ FEET (APPROX)	Height/Bulk District	40 FEET
Present or previous site use	RESEDENCE		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☐ Demolition	☒ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$650,000.00

Describe proposed use DEMOLISH AND REBUID TWO RESENCES ON EACH SIDE (TOTAL FOUR)

Narrative project description. Please summarize and describe the purpose of the project.

APPLICATION IS MADE TO DEMOLISH FIVE UNIT RESIDENTIAL APARTMENT BUILDING WHICH IS TIRED AND RUN DOWN. AND BUILD FOUR UNIT RESENCE WITH A LOT SPLIT AND ADDITIONAL PARKING. THERE ARE NO PROTECTED TENANTS HERE AND ALL TENANTS ARE ON MONTH TO MONTH LEASE. MOST OF THEM ARE NEW AND ON SHORT TERM LEASE.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	5 UNITS	0	4 UNITS	-1
Retail	0	0	0	N/A
Office	0	0	0	N/A
Industrial	0	0	0	N/A
Parking	2	2	2	4
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	3500	3500	3000	6500

Dwelling units	5	0	4	-1
Hotel rooms	0	0	0	N/A
Parking spaces	2	2	2	4
Loading spaces	0	0	0	N/A
Number of buildings	2	0	2	2
Height of building(s)	40 FEET	40 FEET	40 FEET	40 FEET
Number of stories	4	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 2135 Greenwich Street, aka 136 Pixley Street
Block/Lot: 0516/028A
Case No.: 2011.0054E
Date of Review: April 1, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6257 | tara.sullivan@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposal is demolish two structures on the lot: 1) a three-story-plus-attic multi-family residential building that faces Greenwich Street; and 2) a one-story wood garage structure that faces Pixley Street. The proposed project will subdivide the through-lot and construct two new single-family residences.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of both buildings - constructed circa 1906.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is one of the last through-lots with two street frontages and addresses in the neighborhood: the main residence is located on 2135 Greenwich Street and the ancillary garage structure is located on 136 Pixley Street. Both are between Webster and Fillmore Streets in the Cow Hollow neighborhood. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District.

2135 Greenwich Street was constructed circa 1906 by an unknown builder. It is a four-story multiple-family residence, with a recessed entrance at the eastern side of the ground floor extending to the first floor; a plain façade with a chamfered corner on the western side that runs the height of the building; and a front-facing gable. The entire façade is clad in stucco and features aluminum windows in a variety of styles. 136 Pixley was constructed at the same time as the main residence and is a wood-frame structure with two garage openings, horizontal lap siding, and a simple projecting cornice.

2135 Greenwich Street, aka 136 Pixley Street, is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. There is a contemporary community college campus directly across the street from the 2135 Greenwich Street façade, with a community center at the corner of Greenwich and Webster that was constructed in 1923.

The neighborhood features two small secondary/'alley' streets – Pixley Street and Moulton Street. These two streets run east-to-west from Buchanan to Steiner Streets.

The Cow Hollow neighborhood contains a range of residential building types, including larger single-family detached residences at the higher elevations and two-family residences and multi-family structures on corner lots and at lower elevations. The residences are designed in a variety of styles, including Victorian, Edwardian, First Bay Tradition, and Period Revival Styles, which reflect the various stages of development within the neighborhood. There are several buildings in the area of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey.

The Pacific Heights/Cow Hollow Area was incorporated into San Francisco in 1850 as part of the Western Addition annexation. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with wealthy vacation homes scattered about. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area.

By the late 1880's the area was well known as one of the City's most fashionable neighborhoods. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' built homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes in the area were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 earthquake and has continued to be a residential enclave surrounded by commercial streets such as Union, Fillmore, and Lombard Streets.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

-
1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		
If Yes; Period of significance:			

Based upon the submitted information, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1 (Events): It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; Based on the information provided by the consultant, Tim Kelley, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

2135 Greenwich Street, aka 136 Pixley Street, was constructed circa 1906. Sanborn maps from 1893 and 1899 show that the property was originally part of the adjacent lot to the west and was open land. The current residence and outbuilding first appear on the 1913 Sandborn Map as a three-storey commercial and residential building with outbuildings, a covered breezeway, and a stable facing Pixley Street. While the original construction records do not exist to provide the exact date of construction, records show that the property was sold in 1905. It is likely that the current house and outbuildings were constructed shortly thereafter. It was not until 1917 that the property was subdivided (that is, the subject property lot was split from the adjacent western lot). Additional research has not revealed that any significant events occurred on the property, thus the building is not eligible for listing on the California Register under this Criterion.

The development period of the Cow Hollow neighborhood spans approximately 60 years (1850 – 1910) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events.

The development of 2135 Greenwich Street, aka 136 Pixley Street, falls towards the end of the period where Cow Hollow was transitioning from a rural area to an urban neighborhood. While the early use of the area as farmland and its slow transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2135 Greenwich Street, aka 136 Pixley Street is not eligible under this Criteria.

Criterion 2 (Persons): It is associated with the lives of persons important in our local, regional or national past;

Records indicate that Rebecca E. Hooper sold the property to Giovanni Vaccari in 1905. There appeared to be two separate residential buildings facing Greenwich Street with the outbuildings located on Pixley Street. Mr. Vaccari ran a liquor store at the ground floor of the subject property until 1920. The double-wide through lot was subdivided in 1917, and the subject lot (2135 Greenwich) was sold in 1920. During the 1920's, there were a variety of commercial tenants at the ground floor, and this commercial store was converted into an apartment in 1931, likely due to the Depression. From the mid-1930's until 1947 the property changed hands several times. Since 1947, four families have owned the property, with the current owner, Jitu Somaya, purchasing the lot in

1994. Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 2135 Greenwich Street, aka 136 Pixley Street, is not eligible under Criterion 2.

Criterion 3 (Architecture): It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2135 Greenwich Street, aka 136 Pixley Street, consists of two separate buildings as described above. The property was constructed circa 1906, and while the existing garage structure on Pixley Street does retain the majority of its features, this structure and the main residence at Greenwich Street do not appear to be eligible for listing on the California Register as an individual resource under Criterion 3. These buildings represent few of the distinctive characteristics of its style and period and do not possess high artistic value.

2135 Greenwich Street, aka 136 Pixley Street, does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, including late 19th-century and early to mid-20th-century houses, flats, and apartments, which result in a generally mixed architectural character. The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district. It is therefore determined not to be eligible under this criterion in relation to any potential historic district or important context.

Criterion 4 (Information Potential): It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

As the subject property does not appear to be a historical resource, the historic integrity of the property was not evaluated.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the *Secretary of the Interior's Standards*. (*Go to 6 below.*)

Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the *Secretary of the Interior's Standards*; however the project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is NOT consistent with the *Secretary of the Interior's Standards* and is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project at 2135 Greenwich Street, aka 136 Pixley Street would not have an adverse effect on any off-site historical resources. The Department has concluded that there is not a California Register-eligible historic district in the neighborhood, thus the demolition of the structures at the subject property will not have an adverse effect.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4/19/2011

cc: Vinaliza Byrd / Historic Resource Impact Review File
Glenn Cabrerros, Neighborhood Planning

Historic Resource Evaluation Response
April 1, 2011

CASE NO. 2011.0054E
2135 Greenwich Street, aka 136 Pixley Street



TIM KELLEY CONSI

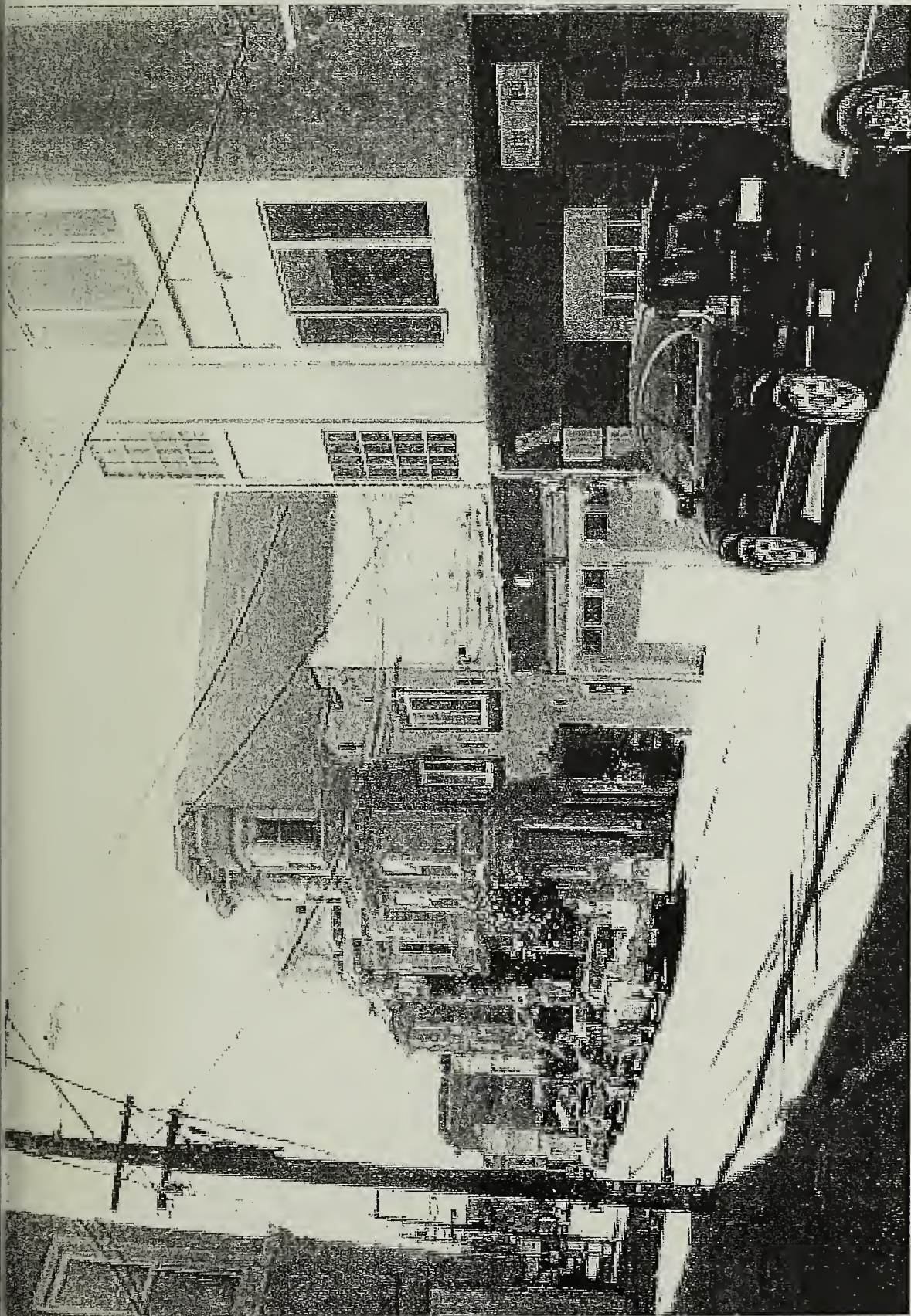
HISTORIC/

2912 DIAMOND

SAN FRANCISCO

41

TIM@TIMKELLEYCO





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

OCT 22 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Ms. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

APR 26 2011

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☐	☐
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☐	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	☐
Fee	☐	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declaration: **SAN FRANCISCO DEPARTMENT OF CITY PLANNING**

a. The undersigned is the owner or authorized agent of the owner(s) of this property. **CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

b. The information presented is true and correct to the best of my knowledge.

c. I understand that other applications and information may be required.

CLASS 1 4/21/11

M. Moses Corrette

Signed (owner or agent):

(For Staff Use Only) Case No.

2011.00845

Date: 10-23-10

Address:

Block/Lot: 1182/82

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Contact architect	Telephone No.	
Address		Fax. No.	
		Email	
Project Contact	Suheil Shatara	Telephone No.	415 - 512 7566
Company	Shatara Architecture InC.	Fax No.	415 - 546 6415
Address	552 Second St.	Email	suheil@shataraarch.com
	San Francisco, CA 94107		

Site Information

Site Address(es):	604 Broderick St.		
Nearest Cross Street(s)	Grove St.		
Block(s)/Lot(s)	1182/ 082	Zoning District(s)	RH -3
Site Square Footage	2500 sq. ft	Height/Bulk District	40-x
Present or previous site use			
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$ 6,000

Describe proposed use Not available

Narrative project description. Please summarize and describe the purpose of the project.
Demolition of existing single story garage system.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				
Please describe any additional project features that are not included in this table: The scope of work is demolition. There is no future project proposed.				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				

5. SITE PLAN

In the absence of a formal landscape plan, use this space to show street, curb, sidewalk, driveway, structure, and all tree locations as required. Protected trees must also include accurate tree height, canopy diameter, and trunk diameter.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 604 Broderick
Block/Lot: 1182/082
Case No.: 2011.0086E
Date of Review: April 7, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☒ New Construction

PROJECT DESCRIPTION

The proposed project is to demolish the existing single-story, three-car garage building and construct a new 4-story, 40'-0" tall, three-unit residential building, within the RM-1 (Residential-Mixed Low-Density) Zoning District, and 40-X Height and Bulk District.

Note: The subject property on Assessor's Lot 82 (604 Broderick) was associated with the apartment building on Assessor's Lot 83 (602 Broderick) formerly known as Assessor's Lot 12. The present lots were created out of Lot 12 in April of 2009 through a "Certificate of Compliance" by the Department of Public Works. Replacement parking is being provided within the non-residential space of the building at 602 Broderick under a separate permit.

PRE-EXISTING HISTORIC RATING / SURVEY

The original building permit was approved on April 25, 1924. The property is not included on any historic surveys and it is not listed on the National or California Registers. 604 Broderick is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of Broderick Street between Fulton and Grove Streets, in the Western Addition District. The garage building, constructed in 1924, appears to have been constructed late in the development of the area. The Western Addition was built out largely between the 1880s and 1910s. Buildings in the area are residential in character and of varying ages. They are three or four stories in height.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There are no known events that have specifically occurred within the building that could qualify this site for inclusion in the California Register under Criterion 1. Similarly, single car garages from this period are neither rare, nor significant in the development of a building type. There is no indication that the building itself played a significant role in the history or development of San Francisco to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with its first owner Alma Sengstacken (widow of Henry), who resided at 602 Broderick with her son, Elmer. It was used as a rental property from the time it was built to the present. Subsequent owners are not known; however, as a rental space for private automobiles, it is not likely that any associations would be strong enough to qualify this accessory structure for the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

W. R. McCullough, who is an unknown builder, built the subject property. The simplicity of the building, lack of an architectural style, or distinctive characteristics of a type, region or method of construction indicates that it does not meet this registration criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks

Workmanship: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore and investigation into its integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

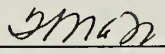
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☐ No ☒ Unable to determine

There are no off-site individual historic resources identified in the immediate vicinity, however, the neighborhood has never been subject to intensive survey. Based on staff's analysis, the general character of the neighborhood could be affected by the plans dated December 14, 2010. The design can be altered in the following ways to reduce any potential impact:

- Eliminate the arched clearstory windows, incorporate a three-story bay at the façade, and eliminating the front balcony to be more in keeping with the neighborhood context.
- Better relate the façade to adjacent fenestration patterns (window alignment, etc.)
- Simplify and unify the façade composition
- Minimize all rooftop features; the stair penthouses should be the minimum required by the building Code, and the full height wall separating the two roof decks should be eliminated.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4-21-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

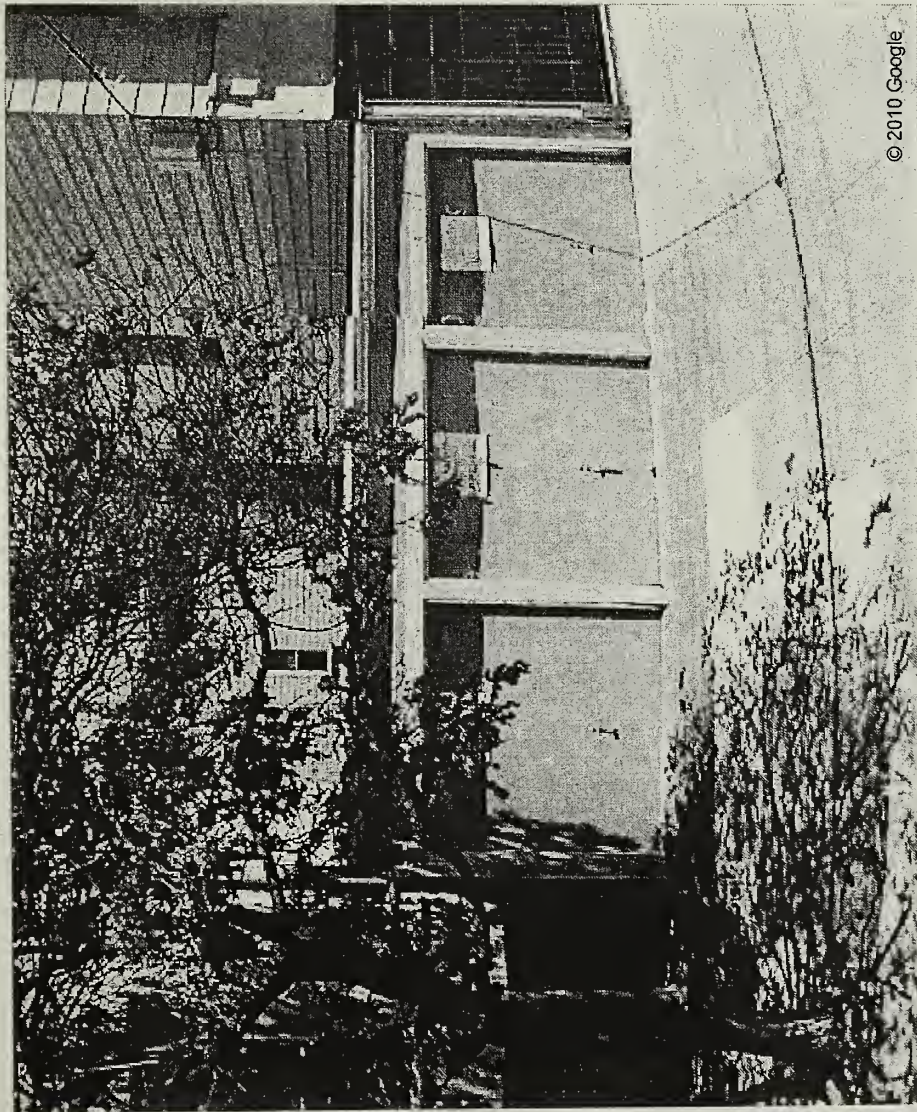
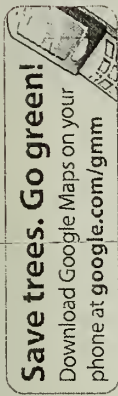
Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2011\2011.0086\Historic Resource Evaluation Report.doc

Google maps

Address 676 Broderick Street

Address is approximate



© 2010 Google



SAN FRANCISCO PLANNING DEPARTMENT

Date received: **RECEIVED**

FEB 10 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

SAN FRANCISCO
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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

W. H. P. R. S. H. J.

Date:

1/21/11

(For Staff Use Only) Case No.

2010.1011E

Address:

4334 Geary Blvd

Block/Lot:

1439/021

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Dr. Ton Kalika Telephone No. 415-752-0654
 Address 3412 Geary Blvd. Fax No. _____
S.F. Ca. 94118 Email _____
 Project Contact William Pachelinsky Telephone No. 415-379-3676
 Company Architect Fax No. -
 Address 1937 Hayes St. Email billpash@gmail.com
S.F. Ca. 94117

Site Information

Site Address(es): 4334 Geary Blvd
 Nearest Cross Street(s) 7th Ave / 8th Ave.
 Block(s)/Lot(s) 1439 / 021 Zoning District(s) NC-3
 Site Square Footage 3,406 Sq. Ft. Height/Bulk District 65-X
 Present or previous site use -
 Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$900,000

Describe proposed use Dental Offices

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	0	0
Retail	4,950 sq. ft.	0	0	0
Office	0	0	12,265 sq. ft.	12,265 sq. ft.
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	-	-	-	-
Total GSF				

Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	18 ft.	0	40 ft.	40 ft.
Number of stories	2	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 4/21/11
 N. M. S. Corbett



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Andrea Contreras
Project Address: 4334 Geary Boulevard
Block/Lot: 1439/021
Case No.: 2010.1011E
Date of Review: April 7, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☒ Demolition ☐ Alteration

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing 4,950 (3,000 per Assessor) square-foot, 18-foot tall, single-story, with partial second floor at the rear, commercial building with full lot coverage on its "L" shaped lot; and construction of a new four-story, 12,265 square-foot, 40-foot tall medical office building, with possible retail at the ground floor.

PRE-EXISTING HISTORIC RATING / SURVEY

The original building permit was approved on November 20, 1922. The property is located within the area covered by the *Inner Richmond Survey* conducted by San Francisco Architectural Heritage, but the building was "unrated" in those efforts. The property is not included on any historic surveys and it is not listed on the National or California Registers. 4334 Geary Boulevard is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the north side of Geary Street between 7th and 8th Avenues, within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and 40-foot Height and Bulk District in the Inner Richmond Neighborhood. The commercial building, constructed in 1922, appears to have been constructed as part of the early wave of residential development in the area.

While San Francisco Architectural Heritage conducted the *Inner Richmond Survey* (1994) in this neighborhood, it did not find any historic districts in the immediate blocks surrounding the subject property. The buildings constructed on adjacent block-faces are of mixed architectural character, and includes mixed-use, residential-over-commercial buildings, religious-institutional buildings and single-family and single-story commercial buildings built throughout the twentieth century.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There are no known events that have specifically occurred within the building that could qualify this site for inclusion in the California Register under Criterion 1. The commercial building, built in 1922, with later additions and a new façade in 1947, 1948 and 1951 is a vernacular commercial building without a dominant architectural style. Several similar commercial buildings are found generally along many neighborhood commercial streets throughout San Francisco. These property type identifications do not constitute a significant association to the development patterns in our local, state or national history to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with the first known owner: F. Watson, from 1922 to 1947 and subsequent owners: Adalbert V. Bartals and Hugo Bartals from 1947 to about 1960. Occupants were generally of short tenure, and with the exception of a brief period during WWII, were all commercial tenants. They include: Hans P. Rasmussen plumbing repair shop (1927), George de Lannoy carpenter shop (1931), Claire Grace (1931), "The Rendezvous" (1935), Marjorie's Beauty Salon (1938), Karl Karloff cigar and newsstand (1938-1946), Brown's Cleaners and Dyers (1940-1941), Zorka Asten (1941-1942). Wartime residents included Mary Ransberg and Anabelle Tormey. From 1947 and continuing into the 1960s, the owner and occupant was the Vertex Electric Co. and Adalbert and Hugo Bartals. None of the identified persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Earle J. Osborne, who is not considered a Master Architect, first designed the subject property. The present façade was designed by an unknown designer and displays no discernable architectural style. The simplicity of the building, lack of an architectural style, or distinctive characteristics of a type, region or method of construction indicates that it does not meet this registration criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

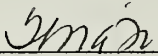
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project. The adjacent property to the north contains a free-standing religious

building that may be a historic resource, however the design of the proposed new building (four-stories, with cement stucco and window-walls with metal sunshades) on the subject parcel is compatible both in scale, design and materials such that there would not be an effect on the setting of the blockface.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4-21-2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by William Kostura, dated December 2010.

NMC: I:\Cases\2010\2010.1011\Historic Resource Evaluation Report.doc

**HISTORICAL EVALUATION OF
4334 GEARY BOULEVARD, SAN FRANCISCO**

According to California Register Criteria



by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

December 2010



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

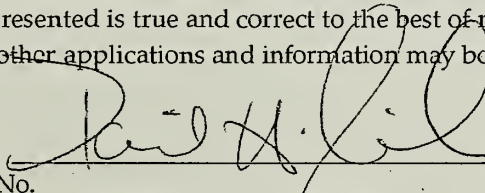
Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☒	☐
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):



Date: February 10, 2011

(For Staff Use Only) Case No. _____

Address: 529 Stevenson Street

Block/Lot: 3703/012

v.8.9.2010

5663.03/Application-Environmental Evaluation (2-11-11)

GOVERNMENT
DOCUMENTS DEPT

APR 26 2011

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PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Golden True Garment USA c/o Henry Wong and Tony Tsang	Telephone No.	415-812-7233
Address	P.O. Box 391656 Mountain View, CA 94039	Fax No.	
Project Contact	David Silverman	Email	hyhwong@gmail.com
Company	Reuben & Junius, LLP	Telephone No.	415-567-9000
Address	One Bush Street, Suite 600 San Francisco, CA 94104	Fax No.	415-399-9480
		Email	dsilverman@reubenlaw.com

Site Information

Site Address(es):	529 Stevenson Street		
Nearest Cross Street(s)	6th and 7th Streets		
Block(s)/Lot(s)	3703, 012	Zoning District(s)	C-3-G
Site Square Footage	10,646	Height/Bulk District	120-F
Present or previous site use Community Plan Area (if any)	Commercial		

Project Description - please check all that apply

- ☐ Addition
 ☒ Change of use
 ☐ Zoning change
 ☐ New construction
☒ Alteration
 ☐ Demolition
 ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____

Describe proposed use

67 residential units with 210 sq. ft. ground floor commercial space, 9 pre-existing tandem parking spaces, and 29 bicycle spaces. No change in building envelope.

Narrative project description. Please summarize and describe the purpose of the project.

Interior renovation and remodeling of commercial building for change of use to 67 residential units with 9 pre-existing tandem off-street parking spaces, 29 bicycle spaces and 210 sq. ft. of ground floor commercial space.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? New interior courtyard and interior wall repartitioning. <i>"Major" is not defined in the Planning Code, therefore we have not checked a box.</i> <i>If yes, submit a Supplemental Information Form for Historical Resource Evaluation.</i> <i>Instructions on how to fill out the form are outlined in the San Francisco Preservation Bulletin No. 16 (see pages 28-34 in Appendix B).</i>	☐	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? <i>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</i>	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? <i>If yes, how many feet below grade would be excavated? _____</i> <i>What type of foundation would be used (if known)? _____</i>	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? <i>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</i>	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? <i>If yes, please submit a Tree Disclosure Statement.</i>	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? <i>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</i>	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? <i>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</i>	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? <i>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</i>	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? <i>If yes, please describe. Dwelling unit exposure, rear yard.</i>	☒	☐
10. Is the project related to a larger project, series of projects, or program? <i>If yes, please describe.</i>	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? <i>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the</i>	☐	☒

adjacent buildings.

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0		Convert to residential 23,910	23,910
Retail	0		0	0
Office	0		0	0
Industrial	0		0	0
Parking	1,300	Yes	0	1,300 sf (9 tandem spaces)
Other (specify use) Sewing space	42,600 sf		Convert to residential Commercial Common Areas Central Courtyard*	23,910 s.f. 210 s.f. 6,200 s.f. 1,900 s.f.
Total GSF				
Dwelling units	0		convert existing use to 67 residential units	67
Hotel rooms	0		0	0
Parking spaces	9 tandem	Yes	0	9 tandem
Loading spaces	0		0	0
Number of buildings	1		0	1
Height of building(s)	41 ft		0	41
Number of stories	4		4	4
Please describe any additional project features that are not included in this table: None				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				

* 9,080 s.f. of upper floor space is removed to create a center courtyard for improved dwelling unit exposure.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS

N Moses Corbett 4/21/11



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 529 Stevenson St
Block/Lot: 3703/12
Case No.: 2010.0948E
Date of Review: April 15, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

Demolition



Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 42,600 square-foot, 4-story industrial building by: (1) converting the building to 67 residential units, (2) removing 9,080 square feet of upper floor space to create two center courtyards, (3) replacement of all windows and doors, and (4) conversion of the unoccupied roof to common open space, and an option for one or more rooftop community rooms.

529 Stevenson Street is a four-story, 52-foot tall, reinforced concrete industrial building on a through lot with a secondary elevation at 560 Jessie Street. The "T" shaped building has 50 feet of frontage on Stevenson Street, and 92 feet of frontage on Jessie Street. It has stucco-clad walls and steel industrial sash windows, but is otherwise utilitarian in design. There is a plain, unadorned parapet on both street elevations.

PRE-EXISTING HISTORIC RATING / SURVEY

Built in 1922, the property is not included on any historic surveys and it is not listed on the National or California Registers. Although significant efforts have been made to study both the Downtown C-3 zoned buildings, as well as the Mid-Market Redevelopment Area, this site has no prior evaluations. 529 Stevenson is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The project site is within the block bounded by Stevenson Street to the north, 6th Street to the east, Jessie Street to the south and 7th Street to the west in the Downtown/South of Market neighborhood.

The property is located within a C-3-G (Downtown General Commercial) Zoning District and a 120 -F Height and Bulk District, and the Mid-Market Redevelopment Area Plan. The immediate area consists largely of two to five-story government, commercial and industrial buildings, built between 1905 and 1948.

While extensive surveys in the area have identified two historic districts (adopted by the Historic Preservation Commission in 2010) in project vicinity, neither includes the subject parcel. The 6th Street

Lodginghouse National Register Eligible Historic District includes several residential hotels on the eastern portion of the subject Assessor's Block. Several blocks to the west is the West SoMa Light Industrial and Residential National Register Eligible Historic District of mixed property types.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1922 is one of a number of buildings built in the Downtown and South of Market neighborhoods in the early 20th century. This property type identification does not constitute a significant association to qualify an individual property for the California Register, and this property type is well represented in the neighborhood. There are no known events that occurred at the subject site that would qualify it for the California Register

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with owner/occupants James P. and Josephine Donohue and the Eastern Outfitting Company, which is a clothing manufacturing company, from 1922 to 1969. The Donohue family is important to San Francisco history with business interests from PG&E to the Union Iron Works and the Santa Fe and Northern Pacific Railroad Companies. However, there is no indication that James P. Donohue was important enough in local history to qualify for listing in the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property does not seem to be individually significant for its architectural style, as it is a utilitarian example of a reinforced concrete commercial building, nor could either of the nearby districts extend to include this property as a contributor.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance

criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Workmanship: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

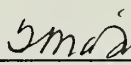
-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The proposed project would not have an adverse affect on adjacent contributory resources within the 6th Street Lodginghouse National Register-eligible district or the West SoMa Light Industrial and Residential Historic District, nor would it affect the National Register listed US Court of Appeals building located on the western part of the subject block. The proposed design would not alter the setting of the area, as the potential penthouses would not be visible from the street, nor would the proposed new windows within the existing openings have an effect.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

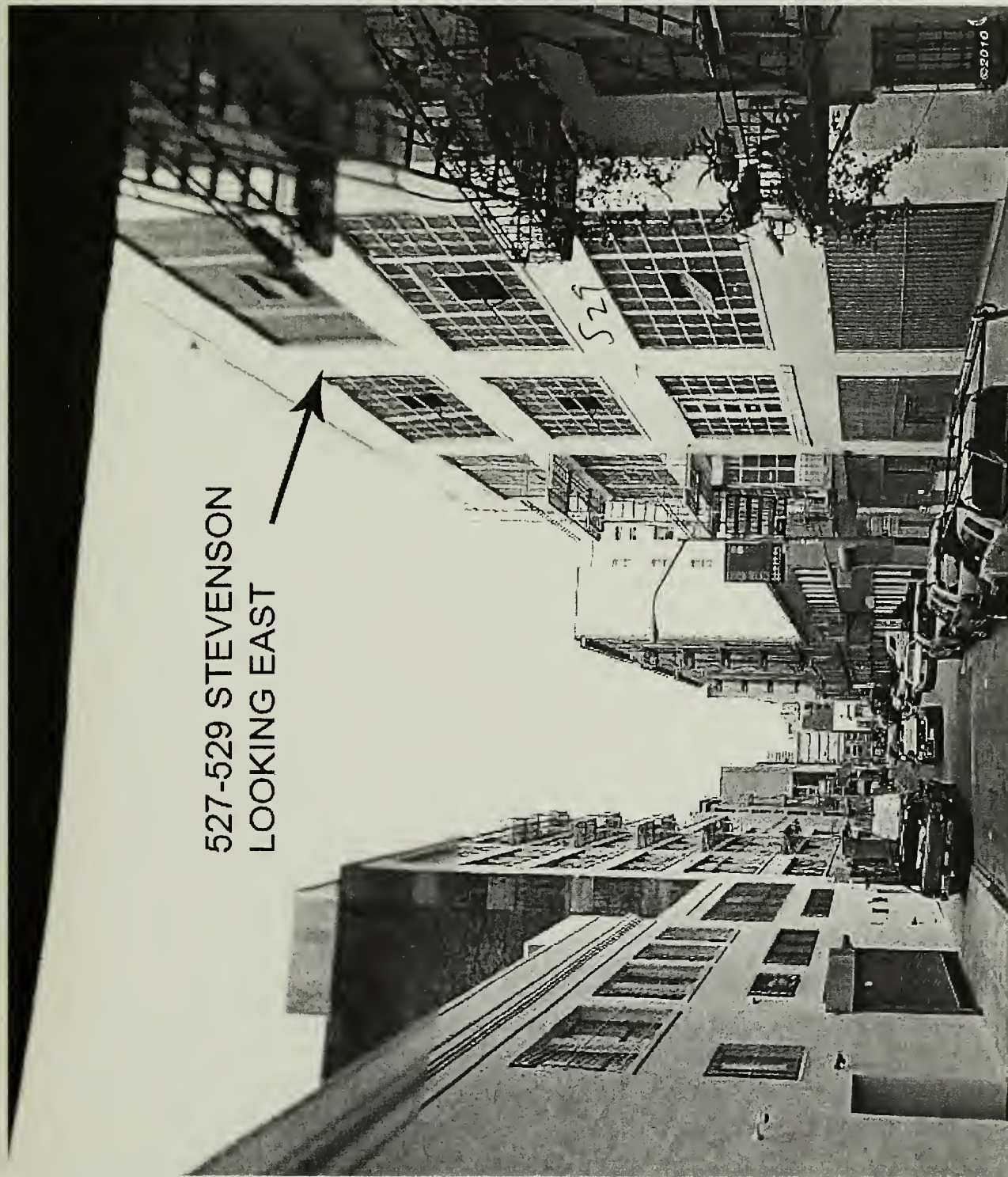
Date: 4-21-2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Jonathan Pearlman, dated March 2011.

NMC: I:\Cases\2010\2010.0948E\Historic Resource Evaluation Report.doc

527-529 STEVENSON
LOOKING EAST





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

FEB 10 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Ms. Wise.

Viktoriya Wise
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9049, viktoriya.wise@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
<i>Community Plan Area Supplemental Information Form</i>	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

APR 26 2011

Signed (owner or agent):

Augusta Brown

Date:

1/27/10

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

2010.00915

Address:

590 35TH Ave

Block/Lot:

1510/025

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Gus Fallay (Consultant))</u>	Telephone No.	<u>510-469-5202</u>
Address	<u>70 13th Street</u>	Fax. No.	<u>415-621-4330</u>
	<u>San Francisco, CA 94103</u>	Email	<u>afallay@aol.com</u>
Project Contact	<u>Gus Fallay</u>	Telephone No.	<u>510-469-5202</u>
Address	<u>70 13th Street</u>	Fax No.	<u>N/A</u>
	<u>San Francisco, CA 94103</u>	Email	<u>afallay@aol.com</u>

Site Information

Site Address(es):	<u>590 35th Avenue</u>		
Nearest Cross Street(s)	<u>Between Anza Street and Geary Blvd.</u>		
Block(s)/Lot(s)	<u>1510/025</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,370.00</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential Single-Family Dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

- | | | | |
|--|---|---|---|
| ☒ Addition | ☒ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) | | | |

Describe proposed use One story vertical addition over the existing one-story over garage and convert existing single-family dwelling to two family dwellings.

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to construct a three-story rear horizontal addition, and a one story vertical addition to the existing one-story over garage, single family dwelling, and to convert the same into a two-family dwelling units.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). <u>N/A</u> If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,035.00	1,035.00	3,690.00	4,725.00
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	260.00	260.00	280.00	540.00
Other (specify use)	165.00	165.00	350.00	515.00
Total GSF	1,460.00	1,460.00	4,320.00	5,780.00

Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	1.00	1.00	1.00	2.00
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	19.00	19.00	13.00	32.00
Number of stories	1	1	1	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICAL EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(c)(2)

[Signature]

4/21/11



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 590 – 35th Avenue
Block/Lot: 1510/025
Case No.: 2010.0091E
Date of Review: April 6, 2011
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves constructing a one-story vertical addition and an approximately 16' deep, three-story, rear horizontal addition, and increasing the unit count from one to two units.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed by the builder Leigh & Schultz circa 1914. The building, along with the two other buildings to the north, is listed on the City's 1976 Architectural Survey. Other than being listed on the 1976 Architectural Survey, the building does not have any historic ratings and is not included on any other surveys. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a regularly shaped lot on the eastern side of 35th Avenue between Geary Boulevard and Anza Street in the City's Outer Richmond District. The majority of the buildings on the block were constructed between 1900 and 1930. The subject and opposite block face do not display a high level of visual continuity with the exception of the subject property and the two adjacent buildings to the north which do possess similar features, massing and styles. The subject property is not located within a known historic district and given the lack of uniformity of styles and visual continuity in the area, Staff does not believe that it is located within a larger potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). There is no information that would indicate that any historic event took place at this site that is significantly associated with California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be a resource under Criterion 2 (Persons). There is no indication that anyone directly associated with the subject building was a person that would be considered significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible under Criterion 3 as an individual resource or as a contributing resource. While the subject building and the two adjacent builds to the north exhibit an unusually exaggerated overhang and brackets making them interesting examples of early bungalow architecture, they do not represent distinctive characteristics of a type, period, region or method of construction, nor do they represent the work of a master or possess high artistic values.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare constructions types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks

Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

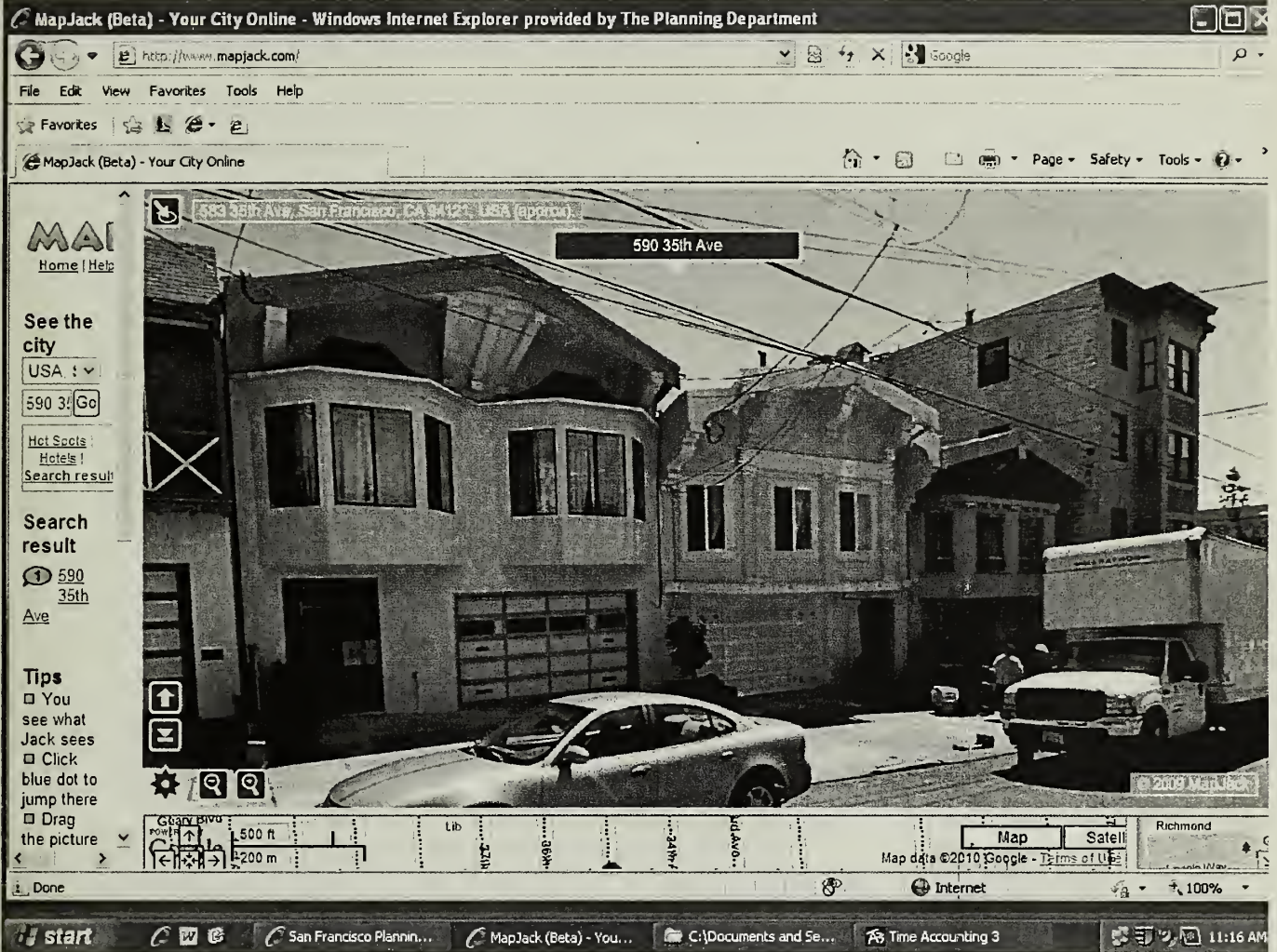
Date: 4-21-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission

Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Supplemental Form for Historic Resource by Augustine Fallay, November 29, 2010

AS: G:\DOCUMENTS\Preservation\HRERs\590 - 35th Avenue\590 - 35th Avenue.HRER.doc





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

JAN 14 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

MAY 10 2011

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PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

5/3/11
Class 1

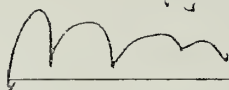
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

(For Staff Use Only) Case No. 2011.0092E

Address: 219 Edgewood Ave.

Block/Lot: 2641/018

Signed (owner or agent):



Date:

10 JAN 2011

DAVID GILL

MARK HORTON / ARCHITECTURE

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Elliot Evers</u>	Telephone No.	<u>415 391 4877</u>
Address	<u>219 Edgewood Avenue</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94131</u>	Email	<u>eevers@mediaventurepartners.com</u>
Project Contact	<u>David Gill</u>	Telephone No.	<u>415 543 3347</u>
Company	<u>Mark Horton / Architecture</u>	Fax No.	<u>415 543 1440</u>
Address	<u>101 South Park</u>	Email	<u>dgill@mh-a.com</u>
	<u>San Francisco, CA 94107</u>		<u></u>

Site Information

Site Address(es):	<u>219 Edgewood Avenue</u>
Nearest Cross Street(s)	<u>Belmont Avenue</u>
Block(s)/Lot(s)	<u>2641 / 018</u>
	<u>Zoning District(s) RH-1(D)</u>
Site Square Footage	<u>4,130 sf</u>
	<u>Height/ Bulk District 40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>
Community Plan Area (if any)	<u></u>

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>\$500,000</u>
Describe proposed use <u></u>			

Narrative project description. Please summarize and describe the purpose of the project.
Existing single family dwelling, two stories over garage.

Vertical addition of third floor and horizontal addition to front of first floor. Interior improvements to existing floors.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,470	2,470	1,337	3,807
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	459	459	0	459
Other (specify use)	0	0	0	0
Total GSF	2,929	2,929	1,337	4,266

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	26	26	11	37
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 219 Edgewood Avenue
Block/Lot: 2641/018
Case No.: 2011.0092E
Date of Review: April 8, 2011
Planning Dept. Reviewer: Tara Sullivan
(415) 558-6258 | tara.sullivan@sfgov.org

1650 Mission St.
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San Francisco,
CA 94103-2479

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Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration

PROJECT DESCRIPTION

The proposed project consists of a remodel of the existing two-story-over-garage residence, specifically, the addition of a new third floor; the construction of a horizontal addition at the front of the first floor (thus closing in a portion of the building currently under an overhanging deck); façade alterations including the installation of a series of folding single-pane doors at the existing first and second floors, the replacement of the garage door, and recladding the building cedar siding; and alterations at the non-visible rear façade including the construction of a new addition and deck.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register, and has not been included in any qualified historic resource survey adopted by the City of San Francisco. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1950).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

219 Edgewood Avenue is located on the west side of the street in the upper Cole Valley/Parnassus Heights neighborhood. Edgewood Avenue is a dead-end road that runs vertically to the UCSF campus and Mount Sutro. The property is located within an RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. Constructed in 1950 and designed by an unknown builder, the residence sits on an up-sloping lot, with a large garage structure "pop-out" at the sidewalk and the entrance stairs located to the southern end of the lot. The building is designed in a modest mid-century style, and features plain wood-siding, an overhanging deck between the first and second floors, and simple tripartite single-pane windows. A horizontal addition was constructed in the rear of the building in 1992 and in the front of the building in 1997.

The immediate area consists of single-family detached homes on large lots. There is a consistent pattern of garage structures located at the sidewalk next to large landscaped properties on both sides of the street. While the neighborhood displays consistency in terms of large single-family detached homes, the construction dates and architectural styles vary. There are many homes constructed in the First Bay Tradition near the intersection of Edgewood and Belmont Avenues (circa 1904-1910) – as well as several

homes constructed in between 1919 – 1930, with a few homes constructed in the 1950's interspersed throughout the street.

The immediate blocks surrounding the site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the information provided, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

219 Edgewood Avenue was constructed in 1950, long after the majority of the street was developed. The main pattern of residential development in the upper portion of Cole Valley/Parnassus Heights occurred in the early twentieth century and 219 Edgewood Avenue does not have any association with a specific period of development to be individually eligible under the criterion.

219 Edgewood Avenue does not appear to contribute to a potential California Register-eligible historic district. As discussed above, there are several pockets of homes that were constructed around the same time period in a similar style; however, the area contains a variety of other residential buildings that have been constructed over a broad time period. There does not appear to be any relationship to a specific pattern of development in the neighborhood to constitute a California Register-eligible historic district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that 219 Edgewood Avenue is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

219 Edgewood Avenue was designed by an unknown architect in 1950 in a modest mid-century style. It is a relative modest example of its type and does not significantly embody the distinctive characteristics of the style. As the architect of the building is unknown, 219 Edgewood Avenue does not appear to be eligible for the California Register of Historical Resources.

219 Edgewood Avenue does not appear to contribute to a potential California Register-eligible historic district. The area in the immediate vicinity of 219 Edgewood Avenue does not contain a significant concentration of historically or aesthetically unified buildings. As discussed above, the area contains a variety of residential buildings that have been constructed over a broad time period. The variety of building dates and styles do not relate cohesively as a historic district. While there is uniformity of building materials and details, the siting of homes, and general neighborhood character, these features themselves do not make the neighborhood significant under the California Register. There are many buildings that are constructed in the First Bay Tradition, but they do not exhibit sufficient characteristics to rise to the level of being eligible under Criterion 3 of the California Register. As such, it does not appear that a potential California Register-eligible historic district exists in the neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Since 219 Edgewood Avenue was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

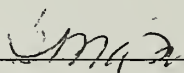
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4-22-2011

cc: Vernaliza Byrd / Historic Resource Impact Review File
Aaron Starr, Current Planning



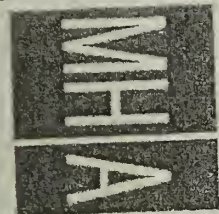
219 EDGEWOOD AVENUE

EVERS RESIDENCE

DATE:
03 NOVEMBER 2010

PHOTOGRAPH DESCRIPTION:
FRONT (STREET) FACADE OF 219 EDGEWOOD AVENUE
INCLUDING ADJACENT PROPERTY STREET FACADES.
PHOTOGRAPH TAKEN FROM EAST SIDE OF EDGEWOOD
AVE.

MARK HORTON
ARCHITECTURE
101 SOUTH PARK
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BLOCK 2641
LOT 018



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0282E
Project Title: 2951 Hyde Street
Zoning: C-2 (Community Business),
40-X Height and Bulk District
Block/Lot: 9900/250
Project Sponsor: Kanya Dorland, Port of San Francisco
(415) 274-0400
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The subject property is located on the Hyde Street Pier, which is located north of the intersection of Hyde and Jefferson Streets in the area known as "Fisherman's Wharf." The proposed project includes alterations to the existing two-story 5,749 square foot warehouse building (referred to as the Blue Shed Building) to accommodate the San Francisco Police and Harbor Master offices. The alterations would include demolition of the majority of the building except for the steel-frame structural system, and construction of new exterior and interior walls. The new construction includes: new insulated studded walls; new wood and stone exterior cladding; new windows and doorways; and mechanical, electrical and plumbing upgrades. The proposed project will maintain the specialized equipment for the fuel dock as well as the two bilge pumps, waste oil disposal tank and restroom and shower facilities for the commercial fishermen. The alterations are planned by the Port of San Francisco and are funded in part by a federal grant, the California Port and Maritime Security Grant (CPMSGP) from the California Emergency Management Agency (CalEMA).

EXEMPT STATUS:

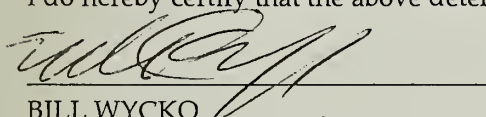
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(a)]

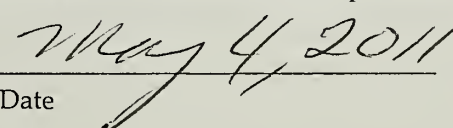
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

GOVERNMENT
DOCUMENTS DEPT

MAY 10 2011

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CC: Kanya Dorland, Port of San Francisco; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor Mark Farrell, District 2

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is not a historic resource, because it does not appear to be eligible for listing in the California Register of Historical Resource either individually or as part of a listed or eligible historic district.¹

Constructed circa 1960, 2951 Hyde Street was originally constructed as an engine repair facility for the surrounding "Fish Alley" industrial area. The "Fish Alley" industrial area consists of the area adjacent to the Hyde Street Pier that is roughly bounded by the San Francisco Bay, Jefferson, Jude and Jones Streets. This area has a maritime character with industrial, commercial and utilitarian properties that are largely one-to-two-stories tall and feature either wood or steel-frame construction. Of the properties located within "Fish Alley," only three buildings (2907-09 and 2911 Jones Street, and 2936 Hyde Street-the Wharf J 10 Building) qualify for listing in the California Register as a potential historic district.² 2951 Hyde Street is located outside of the potential historic district boundaries. Furthermore in 2000, 2951 Hyde Street was extensively renovated to its current appearance. The subject property has not been associated with any historic events or person important to the history and development of San Francisco, California or United States of America.

The proposed project includes a major renovation to accommodate the San Francisco Police and Harbor Master. The project would involve the defacto demolition and reconstruction of the existing 5,749 square ft. building. No additions or expansion beyond the existing footprint are proposed. CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. As proposed, the existing building is not located in an environmentally sensitive area. Therefore, the proposed project would be exempt under Class 1 [State CEQA Guidelines Section 15301(a)].

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the subject property has not been determined to be a historic resource, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(a), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

¹ San Francisco Planning Department, *Historic Resource Evaluation Response: 2951 Hyde Street* (April 27, 2011).

² The Wharf J 10 Building was demolished in 2006.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024; brett.bollinger@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108; richard.sucre@sfgov.org

Project Address: 2951 Hyde Street
Block/Lot: 9900/250
Case No.: 2011.0282E

Date of Review: April 27, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed between 1960 and 1964, 2951 Hyde Street is a two-story, steel-frame warehouse building located towards the end of the Hyde Street Pier, to the north of the intersection of Jefferson and Hyde Streets along the waterfront.¹ The building contains 5,749 square feet and is 19'-6" tall. The subject building is utilitarian in character and features corrugated metal exterior siding, large roll-up garage door entrances, and industrial steel-sash windows. The building lacks any applied exterior architectural ornamentation.

The property is located within C-2 (Community Business) Zoning District and a 40-X Height and Bulk District. The building borders Wharf J-11 and is adjacent to the Hyde Street Harbor Gate and Fuel Dock.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 2951 Hyde Street is not currently listed in any local, state or national historical register. It was surveyed within the "Fish Alley Study Area Historic Resources Evaluation and Design Recommendations," which was adopted by the Port of San Francisco and is a qualified historic resource survey as defined by California Environmental Quality Act (CEQA). This survey did not assign this building a California Historic Resource Status Code (CHRSC). Therefore, the building is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's CEQA review procedures due to its age (constructed circa 1960).

¹ Planning Department staff ascertained the date of construction of the subject property through an examination of historic aerial photographs and Sanborn Fire Insurance Maps.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject property is located on the Hyde Street Pier, which is located within a larger area commonly known as "Fish Alley."

The Hyde Street Pier is the ferry pier located on the northern waterfront, which is home to a number of historic vessels, including the *Balclutha* (1886), *C. A. Thayer* (1895), *Eureka* (1890), *Alma* (1891), *Hercules* (1907), and *Eppleton Hall* (1914). These vessels are moored to the Hyde Street Pier, which is part of the larger San Francisco Maritime National Historical Park (managed by the National Park Service). The Hyde Street Pier is not a contributor to the adjacent Aquatic Park Historic District or the Port of San Francisco Embarcadero Historic District. The Hyde Street Pier has been determined by the Port of San Francisco to lack historic integrity, as evidenced by the construction of the subject property (also known as the "Blue Shed Building") and the Hyde Street Harbor Marina and parking lot, and the reconstruction of Wharf J11 Fuel Dock.

The immediate area along the Hyde Street Pier and "Fish Alley" has a maritime character with industrial, commercial and utilitarian properties that are largely one-to-two-stories tall and feature either wood or steel-frame construction. Historically, Fish Alley was the center of San Francisco's fishing industry, but has evolved in recent years to a tourist destination with restaurants and shops, which cater to visitors. Fish Alley is the area bounded by the San Francisco Bay, Jefferson, Hyde, and Jones Streets. Based upon a consultant report and past evaluations of the immediate area (see below), three buildings within the vicinity of the subject property have been identified as contributors to a potential historic district. The three buildings include: 2907-09 and 2911 Jones Street (two boat building sheds) and 2936 Hyde Street (the Wharf J 10 Building, historically used as fish processing). These three buildings are eligible for listing in the California Register of Historical Resources under Criterion 1 (Events) for their association with the fishing industry in San Francisco for the period from 1919 (date of construction of all three buildings) to 1941 (estimated date of the conclusion of the boat building industry in this area). In 2006, the Wharf J 10 Building was demolished; thus, the potential historic district only includes the two boat building sheds. The subject property at 2951 Hyde Street is located outside of this potential historic district.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

The subject property at 2951 Hyde Street does not appear to be eligible for listing in any national, state or local historical register. Furthermore, 2951 Hyde Street is not located within any listed or potential historic district, as defined by CEQA.

To assist in the evaluation of the subject property and understand the property's setting, the Port of San Francisco submitted a consultant report, "Fish Alley Historic Resource Evaluation and Design Recommendations," by Architectural Resources Group (ARG), completed in September 2001. This report did analyze the subject property (identified in this survey as "Hyde Street Pier Shed" and documented on DPR 523A and 523B forms) and the surrounding Fish Alley area. As noted earlier, the consultant report did identify a potential California Register historic district, as well as an "architectural character" district, which are within the immediate vicinity of the subject property. This architectural character district is not the same as an eligible historic resource, as defined by CEQA. The consultant report notes that this area does not meet National Register criteria, due to the number of alterations to the contributing properties. Staff has reviewed these documents and concurs with the findings and analysis. The subject building does not contribute to the potential historic district and is located outside of any identified district boundaries.

Included is an evaluation of the subject property based on the following criteria:

- | | | | |
|--------------------------------------|---|--|--|
| Criterion 1 - Event: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 2 - Persons: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 3 - Architecture: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 4 - Information Potential: | ☐ Further investigation recommended. | | |
| District or Context: | ☐ Yes, may contribute to a potential district or significant context | | |
| Period of Significance: | n/a | | |

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed between 1960 and 1964, 2951 Hyde Street was originally used as an engine repair facility, likely in support of the surrounding fishing industry. The consultant report and Port of San Francisco uncovered very little property-specific information. According to the 1950 Sanborn Fire Insurance Map, this area was vacant. By 1964, Sanborn Fire Insurance Maps show the subject property as "Engine Rep" and note that the property had a concrete floor. According to the DPR 523B (Building, Structure and Object Record) form for the subject property (identified in this form as the Hyde Street Pier Shed), the building was undergoing a major renovation, including removal of the exterior siding and complete renovation of the interior (as evidenced by the photograph).

Based on the information provided in the consultant report, the subject building at 2951 Hyde Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). To be eligible under the event criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

The consultant report and Port of San Francisco have not identified any significant persons or people associated with the subject property. Therefore, 2951 Hyde Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons)

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property is a two-story, steel-frame warehouse building with corrugated metal siding. This building type is common for this associated maritime use and is not significant or distinctive in its own right. No architect was uncovered for the subject property.

Therefore, 2951 Hyde Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture)

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Planning Department's records, 2951 Hyde Street is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

Location:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks

Setting:	☐ Retains	☐ Lacks
Feeling:	☐ Retains	☐ Lacks
Materials:	☐ Retains	☐ Lacks

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property has not been determined to possess significance under the California Register criteria. Therefore, an assessment of the subject property's character-defining features is not required.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

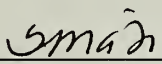
☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 4-29-2011

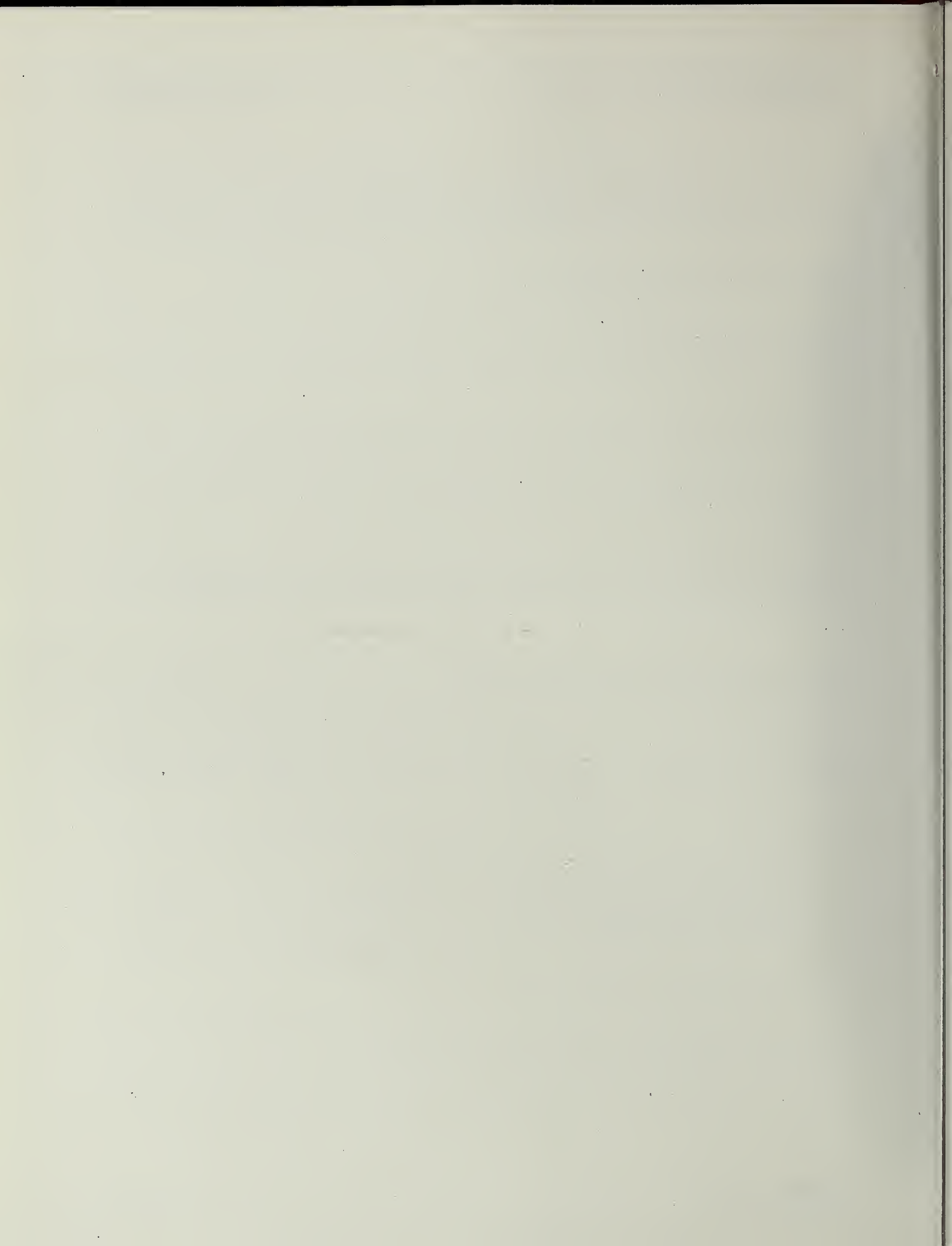
cc:

Linda Avery, Recording Secretary / Historic Preservation Commission
Vimaliza Byrd / Environmental Planning, Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

Attachment:

DPR 523A and 523B form – "Hyde Street Pier Shed"

SC: G:\Documents\2011.0282E 2951 Hyde St\HRER_2951 Hyde St_2011-04-27.doc



IMAGES:



2951 Hyde Street (View looking south)



2951 Hyde Street (View looking north)

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: (Assigned by recorder)

Hyde Street Pier Shed

1. Other Identifier:

2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County San Francisco

b. USGS 7.5' Quad

Date

T

; R

1/4 of

1/4 of Sec

B.M.

c. Address:

Hyde Street

City San Francisco

Zip 94109

d. UTM: (Give more than one for large and/linear resources)

mE/

mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No.

3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story front-gabled building stands at the foot of Hyde Street. It is rectangular in plan, is constructed on sheet metal and has a metal roof. It has awning windows and a large metal roll-down door on its south facade.

This building is currently under construction.

3b. Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial Building

4. Resources Present

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
view looking south

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

circa 1960

P7. Owner and Address

The Port of San Francisco
Ferry Building
San Francisco, CA 94111

P8. Recorded by: (Name, affiliation, and address)

Architectural Resources Group
Pier 9, The Embarcadero
San Francisco, CA 94111

P9. Date Recorded: 9/1/2000

P10. Survey Type: (Describe)

Fish Alley Architectural & Historic Resources
Evaluation



11. Report Citation: (Cite survey report and other sources, or enter "none")

Fish Alley Architectural and Historic Resources Evaluation

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☒ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☒ Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

Page 2 of 2

NRHP Status Code

Resource Name or #: (Assigned by recorder)

Hyde Street Pier Shed

B1. Historic Name:

B2. Common Name:

B3. Original Use: *engine repair*

B4. Present Use: *vacant*

B5. Architectural Style: *utilitarian*

B6. Construction History: (Construction date, alterations, and date of alterations)
built circa 1960

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date :

Original Location:

B8. Related Features:

B9a. Architect: *unknown*

b. Builder: *unknown*

B10. Significance: Theme:

Area: *San Francisco*

Period of Significance:

Property Type: *commercial*

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The 1905 Sanborn Map shows that this area was entirely under water. By 1913, Sanborn Maps indicate that the area had been partially filled. The Sanborn Maps of San Francisco show this site as being vacant in 1950. The building does appear on the 1964 Sanborn Map indicating that it was used for engine repair and had a concrete floor. The building is currently under construction.

This is one of a number of buildings in the area with corrugated metal siding.

The building does not meet the individual exceptional significance criteria under the National Register. It does not individually meet the criteria for the California Register as its construction date falls outside the period of significance for the associated contexts. Similarly, the building construction date falls outside the period of significance for the nearby California Register-eligible historic district.

B11. Additional Resource Attributes: (List attributes and codes)

HP6 - 1-3 story Commercial

B12. References:

*see report entitled Fish Alley Architectural and Historic Resources
Evaluation for complete bibliography*

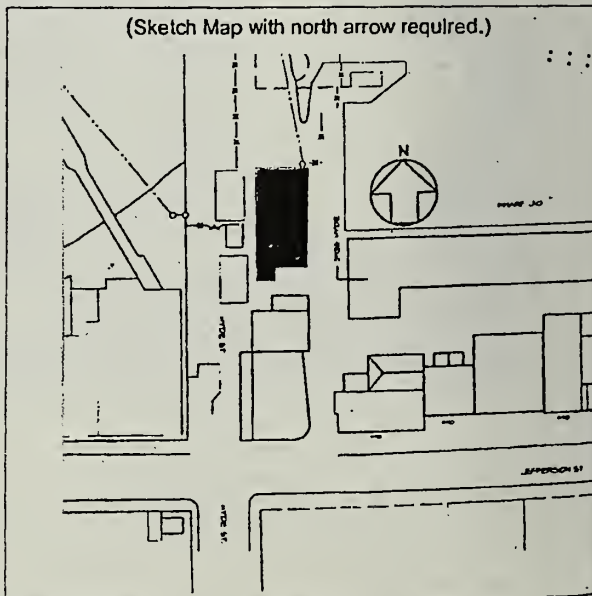
B13. Remarks:

B14. Evaluator: *Architectural Resources Group*

Date of Evaluation: *9/15/2000*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

MAY 17 2011

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org

(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

2-28-11

(For Staff Use Only) Case No.

2011-0079E

Address: 2495 Harrison St

Block/Lot: 4048/018

4084

CLASS 15303 & 15331
Ride Socie
5/12/11

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Richard Johnson & Alison Sant	Telephone No.	415.786.5869
Address	917 Bryant Street	Fax. No.	
	San Francisco, CA 94103	Email	rick@richardjohnsondesign.com
Project Contact	Brett Gladstone	Telephone No.	415.434.9500
Company	Gladstone & Associates	Fax No.	415.394.5188
Address	177 Post Street, penthouse	Email	brett@gladstoneassociates.com
	San Francisco, CA 94108		

Site Information

Site Address(es):	2495 Harrison Street, SF, CA 94110		
Nearest Cross Street(s)	corner of 21 st Street and Harrison Street		
Block(s)/ Lot(s)	40 ⁸⁴ / ~~43~~ / 018	Zoning District(s)	RH-3
Site Square Footage	2600 sq. ft. (26'x100')	Height/Bulk District	40-X
Present or previous site use	previous legal use of existing building was a bar/ restaurant		
Community Plan Area (if any)	Mission Area Plan (Eastern Neighborhoods)		

Project Description - please check all that apply

☐ Addition	☒ Change of use	☐ Zoning change	☒ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	Variance (rear yard & parking)	Estimated Cost	\$800,000.
Describe proposed use	Community Facility (in the existing building) & Single Family Residence (in a new building)		

Narrative project description. Please summarize and describe the purpose of the project.
Please see attached description.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Please see attached description. Rear Yard Variance per section 134(c) & Variance for no parking per section 151. Conditional use for a change of use to a Community Facility per section 209.4(a)	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☒	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0	0	1400 sq. ft. new single family residence	1400 sq. ft. new single family residence
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	1300 sq. ft. bar/restaurant	1000 sq. ft. change use of existing building to community facility	(remove 300 sq. ft. from existing building)	1000 sq. ft. community facility
Total GSF	1300 sq. ft.	1000 sq. ft.	1400 sq. ft.	TOTAL: 2400 sq. ft. (in two buildings: 1000 sq. ft. existing bldg; 1400 sq. ft. new bldg.)

Dwelling units	0	0	1	1 dwelling unit
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	1	2 buildings
Height of building(s)	existing bldg: approx. 20-feet	existing bldg: approx. 20-feet (no changes)	new bldg: approx. 31-feet	2 buildings: existing bldg 20-feet tall; new bldg 31-feet tall
Number of stories	existing bldg: 1-story	existing bldg: 1-story (no change)	new bldg: 3-stories tall	2 buildings: existing bldg 1-story tall; new bldg 3-stories tall

Please describe any additional project features that are not included in this table:
please see attached description of the project

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2495 Harrison Street
Block/Lot: 4084/018
Case No.: 2011.0079E
Date of Review: May 12, 2011
Planning Dept. Reviewer: Richard Sucre
(415) 575-9108 | richard.sucre@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ New Construction

PROJECT DESCRIPTION

The proposed project includes new construction of a single-family residence on the same lot as an existing one-story commercial building, and the conversion of the existing building from a commercial property to a community facility. The rear additions and exterior signage on the one-story commercial building will be removed, and a new deck (measuring 200 square feet) will be constructed. The project includes interior renovations to the one-story commercial building consisting of: ADA upgrades, seismic reinforcement, and programmatic alterations. The project also includes replacement of the existing glazing on the wood-sash windows of the one-story commercial building. The new single-family residence will be contemporary in design, and will be three-stories tall and 1,400 square feet. The proposed project is depicted in architectural drawings prepared by the Studio For Urban Projects, LLC and Richard Johnson Design, dated January 27, 2011.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not currently listed in any local, state or national historical register. It was surveyed as part of the Planning Department's South Mission Historic Resource Survey, which is a qualified historic resource survey, as defined by the California Environmental Quality Act (CEQA). The survey assigned a California Historic Resource Status Code (CHRSC) of "3CS," which defines the property as "Appears eligible for CR as an individual property through survey evaluation." The building is considered a "Category A.2" (Adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its inclusion in a qualified historic resource survey and CHRSC.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on a 26' x 100' rectangular lot at the northwest corner of Harrison and 21st Streets in the Mission District. The property is located within RH-3 (Residential House, Three-Family) Zoning District and a 40-X Height and Bulk District. The immediate area, north of the subject property, is uniform in character and consists largely of two- and three-story, single- and multi-family, residential properties. The predominant architectural styles in this area include Victorian-era (Italianate, Queen Anne and Stick) and Edwardian-era architectural styles. The immediate area, south of the subject

property, is characterized by a contemporary, larger-scale infill residential development and an elementary school and parking lot.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of Significance: Not Applicable.

Notes: 2495 Harrison Street is individually-eligible for listing in the California Register of Historical Resources under Criterion 3 (Architecture) as an early example of a modest commercial property designed in the Italianate architectural style in the Mission District. The property's period of significance is 1888 -- the property's estimated date of construction. The subsequent summary is based upon the findings of the Planning Department's South Mission Historic Resource Survey and the Supplemental Information Form prepared by M. Taylor Historical Consulting (August 2010).

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

According to information provided in the Supplemental Information Form for Historic Resource Evaluation (dated August 2010, prepared by M. Taylor Historical Consulting) and the Planning Department's South Mission Historic Resource Survey, 2495 Harrison Street was originally constructed in 1888 as a one-story-over-basement commercial building by saloon owner, James Donaldson. No architect or builder was uncovered/listed for the subject property.

The earliest documented appearance of the subject building is in the 1890 Sanborn Fire Insurance Map, which shows the property as a combination store/dwelling. This use is reinforced by the San Francisco City Directories, which record the original owner, James Donaldson, as living and working at 2495 Harrison Street (also addressed as 2445 Harrison Street). By 1891, the saloon proprietor is recorded as Mr. Laust Peter Lausten, who owned and resided at the property until 1910. Between 1910 and 1973, the building was owned by descendants of Peter Lausten and his wife, Caroline. During this time frame, the building continued to operate as a saloon/bar (annotated as a store), as recorded in the 1915 and 1950 Sanborn Fire Insurance Maps. A variety of businesses operated in this location, including the Mechanics Restaurant (1946), Twenty-Four Ninety Five Cavern tavern (1951 to 1957), New Blamey's Tavern (1957 to 1966), Hobson's Choice (1967 to 1972), Steve's Place (1973 to 1986), and Hobson's Choice (1986 to 1991). In recent years, the building was occupied by a music booking and management agency (1993 to 1996) and a sole occupant (1997 to 2000) before changing

hands to a variety of different owners, whom likely used the building as either a residence or as an office.¹ None of the occupants of the subject property appear to have historical significance. The building operated as a neighborhood serving saloon/bar for most of its lifetime.

Based upon this history, the subject property does not appear to be eligible for listing in the California Register under Criterion 1 (Events).

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Records available at the San Francisco Public Library and Assessor's office were consulted, and no persons of known historical significance appear to have been associated with the subject building; therefore the subject property at 2495 Harrison Street is not eligible for listing in California Register under Criterion 2 (Persons).

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1888, the subject property is a one-story, wood frame commercial building with a butterfly roof designed in a simple Italianate architectural style. The building features horizontal wood siding, wood-sash and aluminum-sash windows, and a corner entry. The building has a prominent cornice with a pent roof, brackets and wood panels. The building has a series of rear shed additions on the east façade.

As a simple Italianate commercial building, 2495 Harrison Street is architecturally significant as embodying the distinctive characteristics of a type and period. The subject property embodies the characteristics of an early, working-class, vernacular commercial building, as evidenced by the simple architectural ornamentation (ex: prominent cornice and brackets), and corner location and entry. As a property constructed in 1888, the property is one of the earliest intact commercial properties in the Mission District, and embodies the characteristics of commercial properties from this era.

Therefore, the subject property is eligible for listing in the California Register under Criterion 3 (Events).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property at 2495 Harrison Street is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

¹ The recent use of the building is unclear, although the official record denotes the building as a "bar." See M. Taylor Historical Consulting, "Supplemental Information Form for Historical Resource Evaluation: 2495 Harrison Street" (August 2010) Page 7.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: The subject property retains all aspects of integrity. Alterations to the property have included: construction of cement flooring and basement alterations (1922); installation of neon signage (1946, 1957); and replacement of two wood-sash windows on the 21st Street façade with aluminum-sash windows (no date).² Overall, the property has had relatively few alterations and maintains a high degree of historic integrity.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Notes: Staff has reviewed the project proposal and finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

² M. Taylor Historical Consulting, Page 8.

The proposed project will change the property's use from commercial to a community facility. This new use will require minimal changes to the building's exterior character-defining features. On the exterior, the major alterations to the subject property include: reglazing the existing windows, replacing the existing door, removing of the rear additions, and constructing a new deck.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve the historic character of 2495 Harrison Street, as defined by its character-defining features (see below for a full list of character-defining features). On the exterior, the simple vernacular Italianate detailing of the historic commercial building will be preserved and rehabilitated, and rear additions will be removed from the east facade. These additions do appear in the early Sanborn Fire Insurance Maps, but do not appear to contribute to the significance of the property. Additional information on these rear additions was not uncovered; however, their removal will not alter features, spaces and spatial relationships that characterize the subject property.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project includes the construction of a new three-story, single-family residence that will be designed in a contemporary architectural style. The construction of the new residence necessitates the removal of the rear addition of the existing one-story commercial building, in order to provide for additional space in the rear yard. The new residence will be completely separated, and will be clearly differentiated from the existing commercial building, as evidenced by the material palette and detailing. The new residence achieves a measure of compatibility with the existing building and setting through its massing and orientation, which align to the adjacent properties along 21st Street. Overall, the project maintains the integrity of the 2495 Harrison Street, and does not adversely impact the historic features, materials and spatial relationships that characterize the property.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes the construction of a new deck on the existing one-story building, and the new construction of a three-story residence on the same parcel. If this addition and new residence were to be removed in the future, the essential form and integrity of the subject property would remain unimpaired, and the property as a whole would retain its historic integrity.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes: The exterior character-defining features of the subject property include:

- One-story massing
- Butterfly roof
- Horizontal wood siding
- Prominent cornice with pent roof, brackets, and wood panels
- Corner entry
- Wood-sash windows with flat wood trim and sills

The proposed project will retain all of the character-defining features of 2495 Harrison Street.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed in character with buildings on the immediate block constructed from the early 1900s to 1920s, and other nearby buildings constructed in the 2000s. The majority of buildings on this block of Harrison Street do display a high level of visual continuity with other similar era/style properties. The adjacent neighborhood is filled with a high concentration of Victorian-era residences, as evidenced by the properties located directly north of subject property. Based upon the findings of the recently adopted South Mission Historic Resource Survey, the subject property is not located within any designated or potential historic district. Therefore, there do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam, Senior Preservation Planner

Date: _____

5/12/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team

SC: G:\Documents\2011.0079E 2495 Harrison St\HRER_2495 Harrison St_2011-05-12.doc

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 2495 HARRISON ST

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, CA Date: 1995

c. Address: 2495 HARRISON ST

City: San Francisco

ZIP 94110

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 4084 018

*P3a. Description: (Describe resource and major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

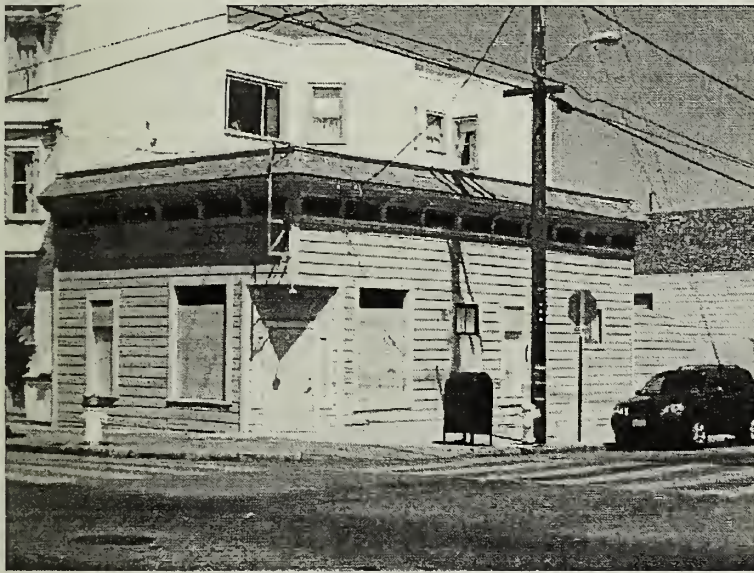
2495 Harrison Street is located on a 26' x 100' rectangular lot on the northeast corner of 21st and Harrison Streets. Built ca. 1885, 2495 Harrison Street is a 1-story, wood frame commercial building originally designed in the Flat Front Italianate style. The rectangular-plan building, clad in channel drop wood siding, is capped by a flat roof. The foundation is not visible. The primary façade faces west and includes 2 structural bays. Entrances include a flush wood door with paneled door surround and sidelights, located at the corner and set at an angle. Typical fenestration consists of boarded-up and fixed plate-glass windows with paneled surrounds. Architectural and site features include a rear addition to the east with a shed roof, a parking lot, a paneled frieze, a bracketed cornice, and a pent roof parapet at the roofline.

The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Description of Photo:

View of primary and secondary facades. 4/5/2008

*P6. Date Constructed/Age:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1885 Sanborn Maps/Est.

*P7. Owner and Address

HANNI KRISTA
2495 HARRISON ST

SAN FRANCISCO CA

*P8. Recorded By:

Page & Turnbull, Inc. (GH/CD)
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 4/8/2008

*P10. Survey Type:

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Eastern Neighborhoods Mission Survey

*Attachments: ☒ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (list):



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0162E
Project Title: 1945 Hyde Street
Zoning: NC-1 (Neighborhood Commercial Cluster District)
40-X Height and Bulk District
Block/Lot: 0123/002
Lot Size: 6,686 square feet
Project Sponsor: Steven Vettel, Authorized Agent for Owner
John Willis, (415) 954-4902
Staff Contact: Chelsea Fordham – (415) 575-9071
Chelsea.Fordham@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

COMMENT:

This Certificate of Determination has been reissued due to project changes that have increased the number of off-street parking spaces from 14 to 17. The 17 off-street parking spaces would be unbundled from the residential units and would function as a combination of the following: residential parking, community monthly parking, or hourly parking for surrounding businesses. Additionally, the parking garage would provide one car-share space.

EXEMPT STATUS:

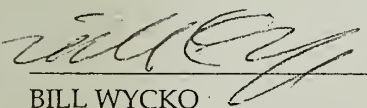
Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

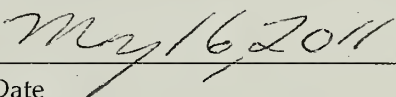
REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Steve Vettel, Project Sponsor
Rick Crawford, Neighborhood Planning, Northeast Team
Moses Corrette, Preservation Planner
Supervisor David Chiu, District 3

VimaLiza Byrd, M.D.F
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

MAY 19 2011

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION:

The 6,686 square-foot project site is located on the west side of Hyde Street on the corner of Hyde and Russell Streets, with Union Street to the north and Green Street to the south, in the Russian Hill neighborhood of San Francisco. The project site currently contains a 19,739-square-foot, two-story over basement parking garage constructed in 1920, containing 58 off-street parking spaces providing both long-term and short term parking. The proposed project would convert the building into a three-story over basement, seven-unit residential building, with 17 parking spaces provided by stackers, and one approximately 860 square-foot commercial space along Hyde Street. The existing height of the building is 32 feet and the proposed third floor addition would increase the height to 40 feet. Modifications to the building would include conversion of the front vehicular access arches into retail entrances and conversion of an arch on Russell Street into the proposed off-street parking garage entrance. The proposed 17 space parking garage would function as a combination of the following: residential parking, community monthly parking, or hourly parking, with one dedicated car-share space. Additionally, the proposed project would increase the gross-square-footage of the building from 19,739 to 25,187 square feet. The project site is located in the NC-1 (Neighborhood Commercial Cluster District) zoning district and a 40-X height and bulk district.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

Zoning: The project site is located within the Neighborhood Commercial Cluster District (NC-1) zoning district. The proposed residential and retail uses are principally permitted within the NC-1 zoning district. The proposed third story addition would be 40 feet tall, which is the permitted height for the project site.

Parking: Per Section 151 of the Planning Code, the proposed project would be required to provide one off-street parking space for each dwelling unit and no off-street parking spaces for the commercial space because the commercial space will not exceed an occupied floor area of 5,000 square feet. Additionally, per Section 204.5 of the Planning Code you can provide up to three spaces where one space is required by Section 151 as accessory use. Therefore, the proposed project could provide a range of seven to 21 off-street parking spaces for the dwelling units as principally permitted. The proposed project includes a total of 17 off-street parking spaces unbundled from the residential units, which could be rented on a monthly basis to serve a dwelling unit within 1,250-feet of the project site.

Open Space: The open space requirement defined in *Planning Code* Section 135 requires 100 square feet of private open space or 133 square feet of common usable open space for each dwelling unit. The proposed project would satisfy this requirement with 671 square feet of common open space in the form of a roof deck for five of the dwelling units, and 1,356 square feet of private open space in the form of terraces for two of the dwelling units.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 6,686-square-foot (approximately 0.15 acre) project site is located within a fully developed area of San Francisco. The surrounding area is densely developed with residential, commercial, and retail uses. The proposed project would involve reuse of an existing building from a parking garage to a mixed-use building with residential and commercial uses; therefore, the proposed project would be properly characterized as in-fill development completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The subject property is a garage building located within a densely developed urban area. The project site does not currently support any vegetation or habitat for endangered, rare, or threatened species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site is located on the west side of Hyde Street, on the block bounded by Russell and Union Streets to the north, Green Street to the south, Larkin Street to the west, and Leavenworth Street to the east. Street parking is available on all adjacent streets, including two-hour and residential permit parking with weekly parking restrictions for street cleaning.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 199 daily person-trips for the proposed residential and commercial uses^{1,2}. Of these, about 24 daily person-trips would be during the p.m. peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 24 p.m. peak-hour person-trips for the proposed uses, nine would be vehicle trips, seven would be transit trips, six would be walking, and two trips would be through some other mode of transportation such as bicycle. Mode split and vehicle occupancy data for both retail and residential uses were obtained from the 2000 Census "Journey to Work" and Citywide Travel Behavior Survey figures. The incremental increase in traffic would not be considered a substantial increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be indiscernible to most drivers. The proposed project would add a negligible increment to the cumulative long-term traffic increase on the neighborhood's roadway network. Thus, the project would not substantially affect the neighborhood's existing traffic conditions.

¹ *Transportation Impact Analysis Guidelines, Transportation Calculations.* This document is available for public review as part of Case No. 2010.0162E at 1650 Mission Street, Suite 400, San Francisco, CA, 94103.

² This estimate of trips generated by the proposed project would not change due to the increase of off-street parking spaces from 14 to 17 because daily-person trips are based on uses and census data that describe mode splits for the project site census track.

The project would also include closing two existing curb cuts along Hyde Street, which is used to access the parking garage, and create a new curb cut along Russell Street to access the residential off-street parking garage. Russell Street is a two-way street that extends from Hyde Street west to a mid-block alley that is accessed from Union and Green Streets. The enclosure of the curb cuts along Hyde Street and creation of a new curb cut could result in the redistribution of vehicle trips from Hyde Street to Russell Street, but this would not affect the larger vicinity, and the relatively low traffic volume along Russell Street would mean that the change in traffic circulation at the site would not be expected to result in any significant conflicts with other vehicles or pedestrians or bicycles, and no significant effects would ensue. Removal of the Hyde Street curb cuts would reduce the potential for vehicle conflicts on Hyde Street, which has constraints resulting from the cable car tracks running along this corridor. Therefore, effect on traffic flow would be considered less-than-significant.

Transit, Bicycle and Pedestrian Circulation. The project is expected to generate 51 daily transit person-trips, seven of which would occur in the p.m. peak hour. The project site is well served by Muni, and is within one block of the 41-Union and 45-Union/Stockton lines, two blocks of the 19-Polk line, and directly in front of the Powell-Hyde cable car route. The project site is within two blocks of Bicycle Route #25-Polk. Additionally, sidewalks are wide enough to support the anticipated increase in pedestrian use. The proposed project would not result in impacts to the Powell-Hyde cable car route because the project would remove the vehicular entrances along Hyde Street, and place commercial uses along Hyde Street, which would not result in transit or pedestrian conflicts with the cable car. Thus, the project would not substantially affect the neighborhood's existing conditions for transit, bicycle, and pedestrian circulation.

Emergency Access. Existing emergency access to the project site would be provided from both Hyde and Russell Streets. The proposed project would not interfere with existing traffic circulation or cause major traffic hazards, nor have a significant effect on traffic-related hazards or emergency access provisions. The proposed project would be required to meet the standards contained in the Building and Fire Codes, and the San Francisco Building and Fire Departments would review the final building plans to ensure sufficient access and safety. Therefore, the project would not result in impact on emergency access conditions.

Increased Traffic Hazards. The proposed project does not include any design features that would substantially increase traffic hazards (e.g., creating a new sharp curve or dangerous intersections), and would not include any incompatible uses; therefore, there would no impacts associated with traffic hazards for the proposed project. The proposed project would include closing two existing approximately 20-foot curb cuts along Hyde Street to convert the front exterior of the project site to create a commercial space along Hyde Street. Additionally, the proposed project would then create a new approximately 10-foot wide curb cut on an existing enclosed arch along Russell Street. This curb cut would be utilized to access the off-street residential parking for the project. The proposed curb cut and garage entrance along Russell Street could require cars entering the garage to complete a three point turn to enter the residential parking garage; however, due to the low volume of trips on Russell Street associated with the proposed project, this would not be considered a substantial increased hazard. A new curb cut accessing the project's proposed garage would be the project's only transportation-related design feature, and would not be out of character or present a substantial increased hazard.

Parking. The proposed project would change the use of the project site from a parking garage building with a 58 off-street parking spaces for both long-term and short-term to a mixed-use building with 17 off-street parking spaces unbundled from the residential units that would be used as a combination of residential parking, community monthly parking, or hourly parking. Additionally, the parking garage would provide one car-share space. Therefore, the proposed project would result in the loss of 41 off-street parking spaces for long term and short term parking for retail and residential uses within the vicinity of the project site. The proposed project would generate the demand for 13 parking spaces, and would provide 17 spaces for a surplus of four parking spaces.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Construction Impacts. The proposed project would be constructed over a period anticipated to last approximately 10-14 months. Construction activities would include daily vehicle trips generated by the

arrival and departure of construction workers. Approximately 20 workers would commute to the construction site each day for approximately 10-14 months for renovation and construction of the proposed project. Trucks would haul excavated materials away from the site and haul assembly materials to the site. Hyde, Union, and Green Streets would be used to access the site to haul building materials. Construction of the proposed project would not require any lane closures.

Throughout the construction period, there would be a flow of construction-related trucks into and out of the site. The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of the Department of Parking and Traffic (DPT), the Fire Department, Muni's Street Operations and Special Events Office, and other City agencies to determine feasible traffic modifications to reduce traffic congestion and other potential traffic disruption and pedestrian circulation effects during construction of the project. The impact of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect both traffic and transit operations. Construction workers who drive to the site could cause a temporary parking demand, and the project applicant would make accommodations for construction worker parking. Therefore, it is anticipated that construction workers would be accommodated without substantially affecting area wide parking conditions. The impacts of construction on parking and traffic would be limited in scope and temporary in duration, and would not be significant.

Noise: The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA³ should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design.

Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects. This state regulation requires meeting an interior standard of 45 dBA in any habitable room. DBI would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

An environmental noise study was prepared for the proposed project to determine whether the project can meet the applicable standards of Title 24 and the *San Francisco General Plan*.⁴ Additionally, the noise study provides a quantification of the noise environment within the vicinity of the project site. The noise study reported that the dominant noise sources within the vicinity of the project site are vehicular traffic along Hyde Street, noise from the cable car system (i.e. cable whine), and cable car passbys. Three 48-hour noise measurements recorded a day-night noise average of between 65 – 75 dBA (Ldn). This is within the

³ The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

⁴ Charles M. Salter Associates Inc., March 30, 2010. Environmental Noise Study – 1945 Hyde Street, prepared for Luke Ogrydziak, Ogrydziak/Prillinger Architects. This document is on file and is available for review as part of Case File No. 2010.0162E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

range forecast by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level above 70 dBA (Ldn).

Given the noise environment at the project site, the noise study concluded that it would appear that conventional residential construction, which would include sound-rated windows (which typically offer 25 to 30 dBA noise reduction), and a ventilation system would be necessary to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code.⁵ Therefore, the noise study demonstrates that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required to comply with this requirement.

Noises generated by residential and commercial uses are common and generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

Project construction would temporarily and intermittently increase noise and possibly vibration levels around the project site and may be considered an annoyance by occupants of nearby properties. Noise and vibration levels over the estimated 10-14 month construction period would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and presence or absence of barriers. Construction noises associated with the proposed project would include excavation, truck traffic, and finishing. Of these, excavation, and site work would likely generate the most construction-related noise.

Throughout the construction period there would be truck traffic to and from the site, hauling away excavated materials and debris, or delivering building materials. It is anticipated that the construction hours would be working hours from 7AM to 5PM during the week, with possible limited work during weekends.

The San Francisco Noise Ordinance (Article 29 of the Police Code) regulates construction-related noise. Although not listed as a mitigation measure, it is required by law and would serve to mitigate significant negative impacts of the proposed project on sensitive receptors. The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA⁶ at a distance of 100 feet from the source. Impact tools, such as jackhammers, must have both the intake and exhaust muffled to the satisfaction of the Director of the Department of Public Works or the Director of Building Inspection. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by five dBA at the project property line, unless a

⁵ Charles M. Salter Associates Inc., March 30, 2010. Ibid

⁶ dBA is the symbol for decibels using the A-weighted scale. A decibel is a unit of measurement for sound loudness (amplitude). The A-weighted scale is a logarithmic scale that approximates the sensitivity of the human ear.

special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance.

Sensitive receptors are people requiring quiet, for sleep or concentration, such as residences, schools, or hospitals, and people themselves who may be relatively more susceptible to adverse health impacts from their environment, such as immune-compromised individuals, populations with elevated levels of chronic illness, children, and the aged. The nearest sensitive receptors to the project site would be nearby residents, including residents of the buildings immediately west of the project site along Russell Street, and north and south along Hyde Street. Construction activities other than pile driving typically generate noise levels no greater than 90 dBA (for instance, for excavation) at 50 feet from the activity, while other activities, such as concrete work, are much less noisy. Closed windows typically can reduce daytime interior noise levels to an acceptable level. Therefore, for nearby sensitive receptors, although construction noise could be annoying at times, it would not be expected to exceed noise levels commonly experienced in an urban environment, and would not be considered significant. The proposed building would not use pile driving. The proposed project would not create unusual levels of ground borne vibration that would disturb nearby residents or businesses, and vibration impacts would be less than significant. Given the above-mentioned City noise regulations and the temporary nature of construction work, construction noise would have a less-than-significant effect on the environment.

Air Quality: The California Air Resources Board (ARB) established its statewide comprehensive air toxics program in the early 1980s. The ARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. The ARB identifies 244 substances as toxic air contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, The ARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day."⁷ However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.⁸ Consistent with ARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new

⁷ California Air Resources Board, 2005 *Air Quality and Land Use Handbook: A Community Health Perspective*, <http://www.arb.ca.gov/ch/landuse.htm>, accessed September 8, 2008.

⁸ San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AOLU_Conflicts.pdf, accessed September 8, 2009.

residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average).⁹ If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site, at 1945 Hyde Street is not located within the Potential Roadway Exposure Zone, as mapped by DPH. Thus, the proposed project is not expected to result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

Air Quality Impacts Related to Construction Dust. The San Francisco Building and Health Codes contain measures that reduce the quantity of dust generated during site preparation, demolition, and construction work to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These measures, generally referred as the Construction Dust Control Ordinance, require that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The proposed project would primarily occur on top of the existing pavement, except for the proposed car-stackers which would require limited excavation, and thus would be unlikely to result in dust-related air quality impacts.

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

⁹ According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM_{2.5} concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 “excess deaths” per year per one million population in San Francisco. “Excess deaths” (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM_{2.5}. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, “Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based on San Francisco’s non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco’s population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Historic Architectural Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building located at 1945 Hyde Street is a historical resource as defined by CEQA. As described in the Historic Resource Evaluation Response (HRER) memorandum dated July 8, 2010, 1945 Hyde Street appears to be eligible for listing in the California Register of Historical Resources as an individual resource under Criteria 3 (Architecture) and as a contributor to potential historic district.¹⁰

The building at 1945 Hyde Street is a 19,739 square-foot, two-story over basement parking garage containing 58 off-street parking spaces, which was constructed in 1920. The primary character defining features of the building at 1945 Hyde Street include its visible massing from Hyde Street, parapets, decorative brick detailing, and arched openings, large industrial sash windows, and overall spatial relationship to adjacent buildings and the surrounding neighborhood.

The building at 1945 Hyde Street embodies the distinctive characteristics of a type, a 1920 ramped parking garage with an architecturally embellished exterior. It was designed in the Mission Revival and Secessionist styles. Although not a classical design like the surrounding Classical Revival apartment buildings, the building still exhibits an order and symmetry intended to blend well with the existing buildings. After the 1920s, parking garage design moved away from the visually contextual design influence to a more functional and practical design that did not necessarily blend with its surroundings. Because it embodies the distinctive characteristics of its type, the building is eligible for listing in the California Register under Criterion 3 (Architecture). Additionally, the subject building retains a high degree of integrity with respect to location, association, design, workmanship, setting, materials, and feeling.¹¹ Therefore, the subject property is considered a historic resource under CEQA. Additionally, the building at 1945 Hyde Street may also contribute to a potential historic district of neighborhood-serving automobile parking garages built from the first half of the 20th century, if such a district was proposed. The garages would store private automobiles, and provide basic maintenance services. In the case of 1945 Hyde Street, the surrounding blocks of Russian Hill were served.

The building at 1945 Hyde Street also has an indirect association with Carolyn and Neal Cassady, their home across Russell Street, at number 29 is also associated with the Beat poet Jack Kerouac who lived with the couple in 1952. The project site at 1945 Hyde Street provided the backdrop of a well known photograph of the two men c. 1952 depicting the pair against the concrete wall, with the steel window in the basement as the sole identifying element of the building in the photo, which was later used as the

¹⁰ Memorandum from Moses Corrette, Preservation Technical Specialist, to Chelsea Fordham, Environmental Planner, Major Environmental Analysis, July 8, 2010. This document is on file and is available for review as part of Case File No. 2010.0162E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

¹¹ Memorandum from Moses Corrette, July 8, 2010, *Ibid*.

cover photo for the book *On the Road* by Jack Kerouac. However, this indirect association does not qualify 1945 Hyde Street for listing on the California Register per Criterion 2 (Persons).

The Planning Department preservation staff assessed whether the proposed project, which would include conversion of the property from a parking garage to a mixed-use residential and commercial building with a third story addition, would result in a substantial adverse change to the historical resource. The proposed project at 1945 was assessed for its consistency with the Secretary of the Interior Standards for Rehabilitation (Standards) analysis.¹² Based upon this analysis, Planning Department staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired for the following reasons.

- The proposed project would retain the physical structure, but not use, of the historic automobile garage at the site (*Secretary Standards 2, 5*).
- The new use will require minimal changes to the building's distinctive materials, features, spaces, and spatial relationships. (*Secretary Standard 1*).
- The proposed new penthouse would be designed in a contemporary style that uses a simple vocabulary in order to create compatible design that is distinguishable as a new feature within the site. The penthouse would rise approximately seven feet above the parapet height on the Russell Street elevation; a roof terrace with 42" clear glass railing would be set back approximately 15 feet from the building wall, which would not be visible from Russell Street. (*Secretary Standards 3, 9*)
- The new floor could be removed entirely in the future without harming the historic integrity of the building. (*Secretary Standard 10*).
- The steel window at the basement level of the Russell Street elevation which can be seen in the c. 1952 photograph of Jack Kerouac and Neal Cassady will be retained and rehabilitated. (*Standards 4, 5, 6*)
- The remaining existing steel sash industrial windows will be replaced due to extensive deterioration and distortion of the steel sash. A condition survey of all existing windows has been conducted. It reveals overall heavy corrosion, deterioration, and distortion, as well as separation of the frames from the concrete openings. The project proposes to replace them with new windows that replicate the existing sash profile and glazing pattern. (*Secretary Standard 6*).

Therefore, based upon the project's consistency with the Secretary of the Interior Standards, and the fact that the project would not result in a substantial adverse change to the historical resource, the impact was determined to be less-than-significant.

The proposed project would also not result in an impact to off-site historic resources. Russell Street to the south and west of the subject property is a potential historic district of small scale residential buildings

¹² Kelley & VerPlanck Historic Resources Consulting, Historical Resource Evaluation 1945 Hyde Street San Francisco California, February 2010, p18

built between 1906 and 1908, with two buildings from the 1910s that together could be eligible for listing on the California Register. Several buildings are listed on the 1976 Architectural Survey, and the Here Today survey, and are presumed to be historic resources. The proposed project is adjacent to the potential district within a building that is of a vastly different type, period, and method of construction, and could not be part of that architectural context. The building is of a larger scale than the adjacent Russell Street buildings, however, 1945 Hyde has been part of the fabric of the neighborhood for 90 years, as it has served as a community parking garage for several decades. The proposed alterations to the building would be minimally visible and, while an incremental change to the setting of Russell Street, the conversion and addition would not have a significant adverse effect on the integrity of the adjacent resources.

Hazards and Hazardous Materials

The City has adopted an ordinance (Ordinance 253-86, signed by the Mayor on June 27, 1986), which requires analyzing soil for hazardous wastes within specified areas, known as the Maher area, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public Works.¹³ The project site falls outside the boundary of the Maher Ordinance and, therefore, would not be subject to this ordinance.

A Phase I Environmental Site Assessment (ESA) and soil sampling and analysis were prepared for the project site.^{14, 15} The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The Phase I identified one recognized environmental conditions associated with the project site. Review of fire department records indicate a permit was issued on May 7, 1941 for the installation of one 550-gallon underground storage tank (UST) which was reportedly installed to replace one of two 285 -gallon UST's. A Notice of Application for a permit dated November 11, 1963 indicated that two UST's were to be removed from the subject property and replaced with two, 2,000 gallon gasoline UST's. Review of permits from the Department of Public Health (DPH) indicates that the two, 2,000-gallon gasoline UST's were removed from the project site on January 26, 1996. These previously removed UST's represent a historical recognized environmental condition. Therefore, soil sampling and analysis was conducted to determine if the UST's resulted in contamination of the soils on the project site. Analytical results of the sampling and analysis program indicate the soil to be excavated did not contain any petroleum hydrocarbon constituents at or above the method reporting limits and the metal concentrations were within background levels. Based on the analytical results of the soil samples analyzed, the soil is an unrestrictive waste and no special soil handling will be needed.¹⁶

¹³ The Maher Ordinance applies to that portion of the City bayward of the original high tide line, where past industrial uses and fill associated with the 1906 earthquake and bay reclamation often left hazardous waste residue in soils and groundwater. The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed.

¹⁴ Property Solutions Inc. Phase I Environmental Site Assessment for Parking Garage 1945 Hyde Street and 22 Russell Street, San Francisco, California, March 5, 2009.

¹⁵ Treadwell & Rollo, Soil Sampling and Analysis, 1945 Hyde Street, San Francisco, California, November 4, 2010.

¹⁶ Treadwell & Rollo, November 4, 2010, Ibid

The results of the soil sampling and analysis determined that that no further action is required for the site and any potential impacts associated with hazardous materials from the previous UST's would be less-than-significant.¹⁷

Building Asbestos. Due to the age of the existing structures, asbestos-containing materials may be found within the existing on-site structure proposed to be altered. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Lead-Based Paint. Because of the age of the existing building it may contain lead-based interior or exterior paint. Demolition or alterations must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is

¹⁷ City and County of San Francisco Department of Public Health, Division of Occupational and Environmental Health, letter to John Parker Willis, Green Garage LLC, November 12, 2010. This document is on file and available for public review by appointment at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, as part of the project file 2010.0162E.

any work that may disturb or remove lead paint on any building built on or before December 31, 1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square feet or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

Aesthetics and Community Character

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. Under CEQA, a proposed project would be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project's specific building design and aesthetic would be considered during the City's Planning approval and design review process.

The proposed project would convert an existing parking garage into a mixed-use building with seven residential units and a ground-floor commercial space. Additionally, the project would construct a third floor addition that would increase the height from 32 to 40 feet; however, this increase in height and change of use would not substantially alter the existing character of the surrounding neighborhood, which is primarily two-to three-story multi-family residential buildings and mixed-use buildings with small-scale ground-floor commercial uses and residential above. While intensifying the use on the project site, the proposed project would not add a new or visually inconsistent presence to the area. The proposed building envelope meets planning code requirements for NC-1 zoning and 40-X height-bulk district.

The proposed project would be visible from within the neighborhood of the project site vicinity, particularly from the adjoining properties to the project site. The change in views would not exceed that commonly expected in an urban setting and would not be considered an environmental impact of the proposed project.

Additionally, the project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass at the pedestrian level. Mirrored glass would not be used in the building. The project's lighting is consistent with exterior lighting typical of other buildings in the project vicinity. For these reasons, the proposed project would not generate obtrusive light or glare that would substantially impact other properties. Light and glare would not be considered a significant impact of the project. For these reasons, the project would not have a significant impact on visual quality under CEQA.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 14, 2010 to owners and occupants of properties within 300 feet of the project site. The Department received several phone calls, emails, and letters in response to this notice. Respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Concerns regarding the proposed project included: (1) the loss of short-term and long-term parking for residents and businesses within the vicinity of the project site; (2) hazardous materials impacts; (3) impacts to historic resources, including the project site and adjacent historic districts; (4) noise and air quality impacts from the loss of parking and increased cars circling and looking for parking; (5) noise impacts from construction; (6) compatibility with applicable plans and zoning; (7) land use impact; (8) aesthetics impacts; and (9) pedestrian impacts. These issues were addressed in the discussion presented above.

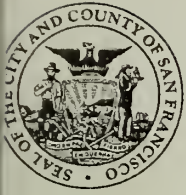
There were numerous non-CEQA related comments, some of which are addressed in other stages of project review such as consideration of project approvals or building permit review. They include the following: economic issues, such as the loss of affordable housing from the loss of a neighborhood parking facility, impacts to the economy from the loss of parking for surrounding commercial uses, and community controversy and opposition.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions

prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects and therefore, is appropriately exempt under Class 32 of the *CEQA Guidelines*.



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: Pier 50 (Sludge Canopies)
Cross Streets: _____ Block/Lot: 9900/50
Case No. 2011.0429E Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- ☐ **Category A: Known Historical Resource** Proceed to Step 3.
Preservation Technical Specialist Review
- ☐ **Category B: Potential Historical Resource** Proceed to Step 3.
- ☒ **Category C: Not a Historical Resource** Proceed to Step 4.
No Further Historical Resource Review Required.

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STEP 3: APPROVED WORK CHECKLIST

Per plans dated: _____

- ☐ Project falls within the scope of work described below. Proceed to Step 4. No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. Proceed to Step 4. Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: Rich Sarno

Signature: [Signature] Date: 5/24/11

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



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APR 08 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

April 4, 2011

Brett Bollinger, MEA
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Categorical Exemption Request: Storage Canopies at Pier 50

Dear Mr. Bollinger:

We are writing to seek a CEQA determination for proposed additional canopies at the Pier 50 maintenance facility that would provide additional covered areas to store materials for basic repair, maintenance and improvement projects. The following are the main project details for your consideration for CEQA determination.

Location: The proposed canopies would be installed in area used for outdoor storage adjacent to the existing Pier 50 Maintenance facility at Shed D. The Pier 50 Maintenance facility is on Terry Francois Boulevard at the terminus of Mission Rock Street in the China Basin planning area. The proposed canopies would be installed on pier deck, which is covered by asphalt and supported by rock (Mission Rock).

Uses: The Pier 50 facility includes the Port maintenance operations and a mix of predominately maritime and industrial tenants. This facility is within a Port priority use area designated under the San Francisco Bay Seaport Plan. The Pier 50 Maintenance facility includes different maintenance shops to support the basic repair, maintenance and improvement projects at the Port and a storeroom. These shops include iron worker, machinist, pile worker, and gardener. The storeroom area for these activities is inadequate in size for all the materials needed for Port improvement projects, so the Port Maintenance crew often stores large materials outside such as lumber and steel. Since damage to these materials can occur even when covered with tarps, the Port proposes installing two canopies to fit within the designated outdoor storage area for maintenance operations.

Canopy Design: The proposed covered structures or metal canopies will be similar to the existing metal canopies currently adjacent to the Pier 50 Maintenance facility. The composition of these canopies will be metal roofing supported by steel frames with concrete footings. Please refer to the enclosed project drawings for specifics on the proposed locations of the canopies and photos of the existing parking canopies at Pier 50.

Historic Determination: Port Historic Preservation staff evaluated the proposed storage canopies and determined that the proposed improvements would be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties because they would be located on an open deck area of the pier, are subordinate to the existing pier sheds in terms of height and massing, and would be constructed of simple, utilitarian industrial materials. Pier 50 was constructed in 1925 with two transit sheds designed in the gothic revival architectural style fronting on Terry Francois Boulevard. The Pier was significantly altered in the 1950's by the construction of extension out to Mission Rock with two more transit sheds. At the same time the west facades fronting on Terry Francois Boulevard were altered in an effort to architecturally modernize the public face of the pier facility. Although Pier 50 is outside the Embarcadero Historic District the Port treats this facility as an eligible resource for environmental review purposes because its age, history, engineering, and design are characteristic of many of the contributing resources with the Embarcadero Historic District.

2011.0429E



Please find enclosed exhibits of the existing area and canopies, and canopy installation drawing.

Since this proposed improvement will be supporting an existing use, does not involve a change in location, and will cover 6,272 total square feet, we believe this project qualifies for a categorical exemption from CEQA under Class 1(e) "additions to existing structures provided that the addition will not result u an increase of more than 10,000 square feet..."

We appreciate your consideration and authorization of this project as a categorically exempt project from CEQA. Please let us know if you need any addition information to provide a CEQA exemption stamp for this project, I can be reached at (415) 274-0539. Thank you.

Sincerely,

Kanya Dorland, Planner
Port of San Francisco
Planning & Development Division

15301(e)
Rich Send 5/24/11



Pier 50 Uncovered Storage Area



Project site looking in the southeast direction.

Photos of Existing Conditions in the Project Area

Pier 50 Canopies





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

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JUN 20 2011

Signed (owner or agent):

W. J. Fordham

Date:

2/8/11

(For Staff Use Only) Case No.

2011.0152E

Address:

31-33 VALLEY ST.

Block/Lot:

6617/037

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PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner KEN LYONS Telephone No. 415.720.0377
 Address 33 VALLEY ST. Fax No. _____
SAN FRANCISCO, CA. Email _____
94114
 Project Contact KEN Telephone No. 415.260.1228
 Company BILL EGAN Fax No. 415.285.2996
 Address 15 PERECO TR #5 Email BILLEGAN@SRCGLOBAL.NE
SAN FRANCISCO, CA 94131

Site Information

Site Address(es): 31-33 VALLEY ST.
 Nearest Cross Street(s) SAN JOSE AVE
 Block(s)/Lot(s) 6617/037 Zoning District(s) RH-1
 Site Square Footage 3092 ϕ Height/Bulk District 40X
 Present or previous site use DUPLEX (RESIDENTIAL)
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use RESIDENTIAL DUPLEX

Narrative project description. Please summarize and describe the purpose of the project.

EXPAND THE (E) BUILDING VERTICALLY & HORIZ.
 FROM THE (E) 2176 ϕ , 2 STORIES TO 4041 ϕ , 4 STORIES.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2176	2176	1865 ~~4041~~	4041
Retail	Ø	—	—	Ø
Office	Ø	—	—	Ø
Industrial	Ø	—	—	Ø
Parking	211Ø	211	231	442
Other (specify use)				
Total GSF	2387	2387	2096	4483

Dwelling units	2	2	Ø	2
Hotel rooms	Ø			Ø
Parking spaces	1	1	1	2
Loading spaces	Ø			Ø
Number of buildings	1	1	Ø	1
Height of building(s)	27'-4"	27'-4"	10'-4"	37'-8"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)(2)

W. D. Smith

5-25-2011



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Michael Smith
(415) 558-6322
michael.e.smith@sfgov.org

Project Address: 31 – 33 Valley Street
Block/Lot: 6617/037
Case No.: 2011.0152E

Date of Review: May 20, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

31 – 33 Valley Street is located on the south side of the street between Dolores Street and San Jose Avenue in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property was designed by architect Henry Geilfuss and constructed in 1889, incorporating an older single-family dwelling that preexisted on the property. It is a one-story over garage, wood framed, two-family dwelling, designed in the Flat-Front Italianate style. Its primary façade is comprised of three structural bays. The center bay features a front entrance at both floors with the entry being recessed and more ornately trimmed with wood paneled porch, transom window, and entrance hood. The eastern bay features a pair of double-hung wood windows at each floor. The western bay features a garage entrance at the ground floor with paired double-hung wood windows above. All windows are wood double-hung with a two-over-two light pattern. The building is capped with a wood paneled frieze and bracketed wood cornice that hides the building's gabled roof from view. The entire façade is clad in rustic wood siding.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1889).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate neighborhood is defined by small-scale, late nineteenth century and early twentieth century single- and multi-family dwellings. Most of the buildings on the block were constructed between 1890 and 1910. Building scale at the street ranges from two to three-stories. Exterior cladding is either painted wood siding or stucco. Some of the buildings have been modified but they generally retain their original character. The neighborhood is not a recognized historic district.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Knapp & VerPlanck, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

31 – 33 Valley Street was constructed in 1889. Sanborn maps from 1886 show that the property was developed with a smaller cottage at the front of the lot and a detached smaller cottage at the rear of the lot. Evaluation of the existing building indicates that it is comprised of another structure which is likely to be the structure present in the 1886 Sanborn Maps.

The development period of the Noe Valley neighborhood spans approximately 40 years (1880 – 1920) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events.

The development of 31 – 33 Valley Street represents the early build out of the neighborhood as it transitioned from a rural area to an urban neighborhood. While the early use of the area as farmland and its transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 31 – 33 Valley Street is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

From archival records it is difficult to determine who the original owners of the subject property were. However, in July 1889, George Jeffers sold the property to Francois Jafeman and in October 1889, Marie Jafeman requested water service for the property. The Jafemans immigrated to the United States from France. Mr. Jafeman was employed as a house painter and later became a fish monger with a store at 23rd and Valencia Streets. Neither the Jafemans nor any of the subsequent owners and occupants of the property were found to be significant in our local, regional, or national past.

Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Jafemans hired architect Henry Geilfuss to design the subject building. Based upon Sanborn Maps and visual evidence it is believed that Geilfuss' design incorporated the existing building on the property to create the Flat-fronted Italianate design that represents the subject building today. Geilfuss is widely recognized as a master architect having designed such prominent buildings as Saint Mark's Church at 1111 O'Farrell Street and Westerfield Mansion at 1198 Fulton Street. Geilfuss was known for taking on all manner of projects. The subject property is not a fully realized representation of Geilfuss' design which was known for more exuberant Victorian ornamentation as shown in a row of speculative houses within the 1700 block of Baker Street. As a result, the property does not fully embody Flat-front Italianate design characteristics and appears somewhat cobbled together. As a result, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

31 – 33 Valley Street is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☒ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 5/24/2011

HISTORIC RESOURCE EVALUATION



31-33 VALLEY STREET
San Francisco, California

February 8, 2011

Final

Prepared by

Knapp & VerPlanck
PRESERVATION ARCHITECTS

San Francisco, California



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and / or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒ GOVERNMENT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

DOCUMENTS DEPT

JUN 24 2011

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

W. Van Egan

Date:

2/8/11

(For Staff Use Only) Case No.

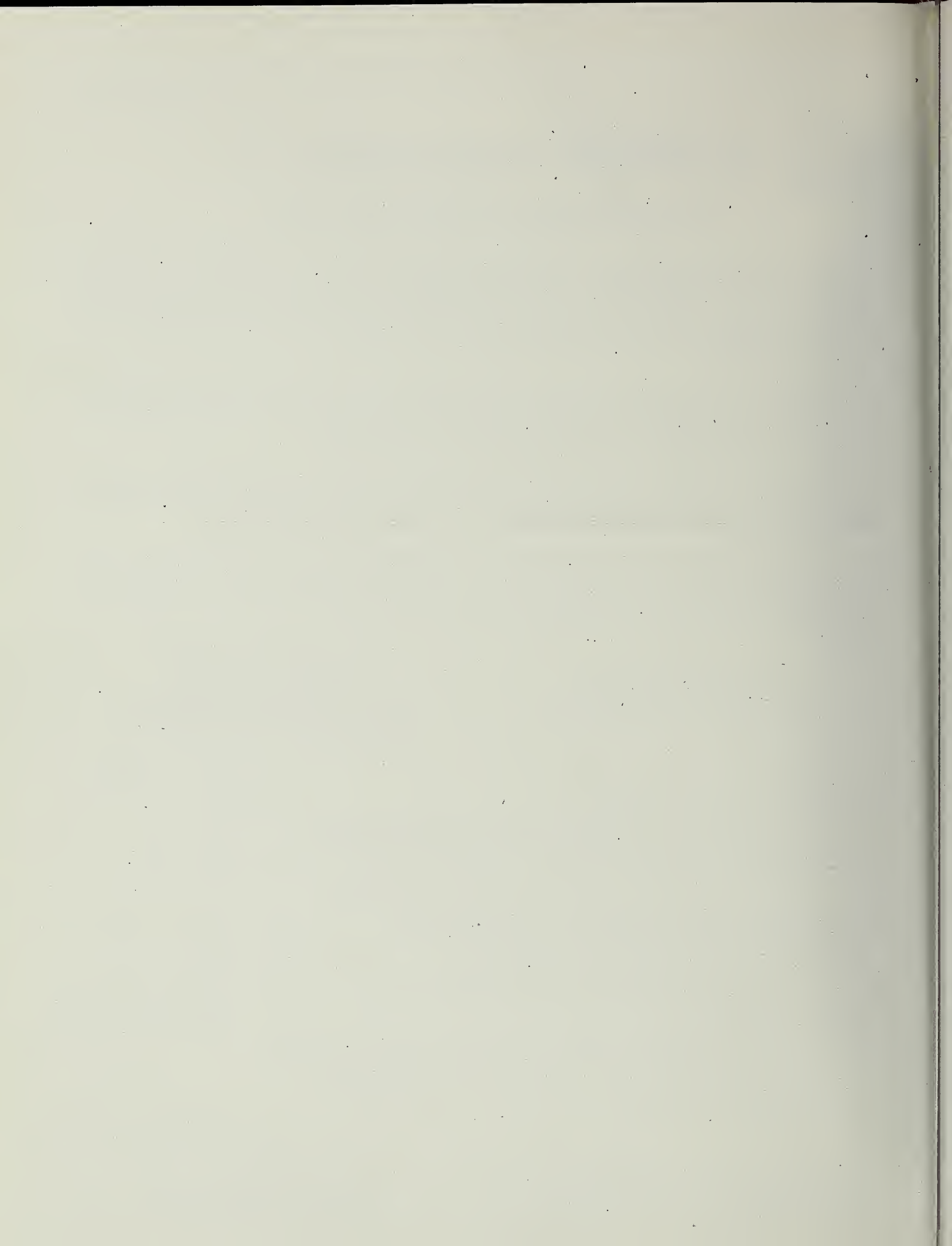
2011.0152E

Address:

31-33 VALLEY ST.

Block/Lot:

6617/037



PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>KEN LYONS</u>	Telephone No.	<u>415.220.0377</u>
Address	<u>33 VALLEY ST.</u>	Fax No.	
	<u>SAN FRANCISCO, CA.</u>	Email	
	<u>94114</u>		
Project Contact	<u>~~KEN~~</u>	Telephone No.	<u>415.260.1228</u>
Company	<u>BILL EGAN</u>	Fax No.	<u>415.285.2996</u>
Address	<u>15 PEREGO TR #5</u>	Email	<u>BILLEGAN@SRCGLOBAL.NE</u>
	<u>SAN FRANCISCO, CA 94131</u>		

Site Information

Site Address(es):	<u>31-33 VALLEY ST.</u>		
Nearest Cross Street(s)	<u>SAN JOSE AVE</u>		
Block(s)/Lot(s)	<u>6617/037</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>3092 ϕ</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>DUPLEX (RESIDENTIAL)</u>		
Community Plan Area (if any)			

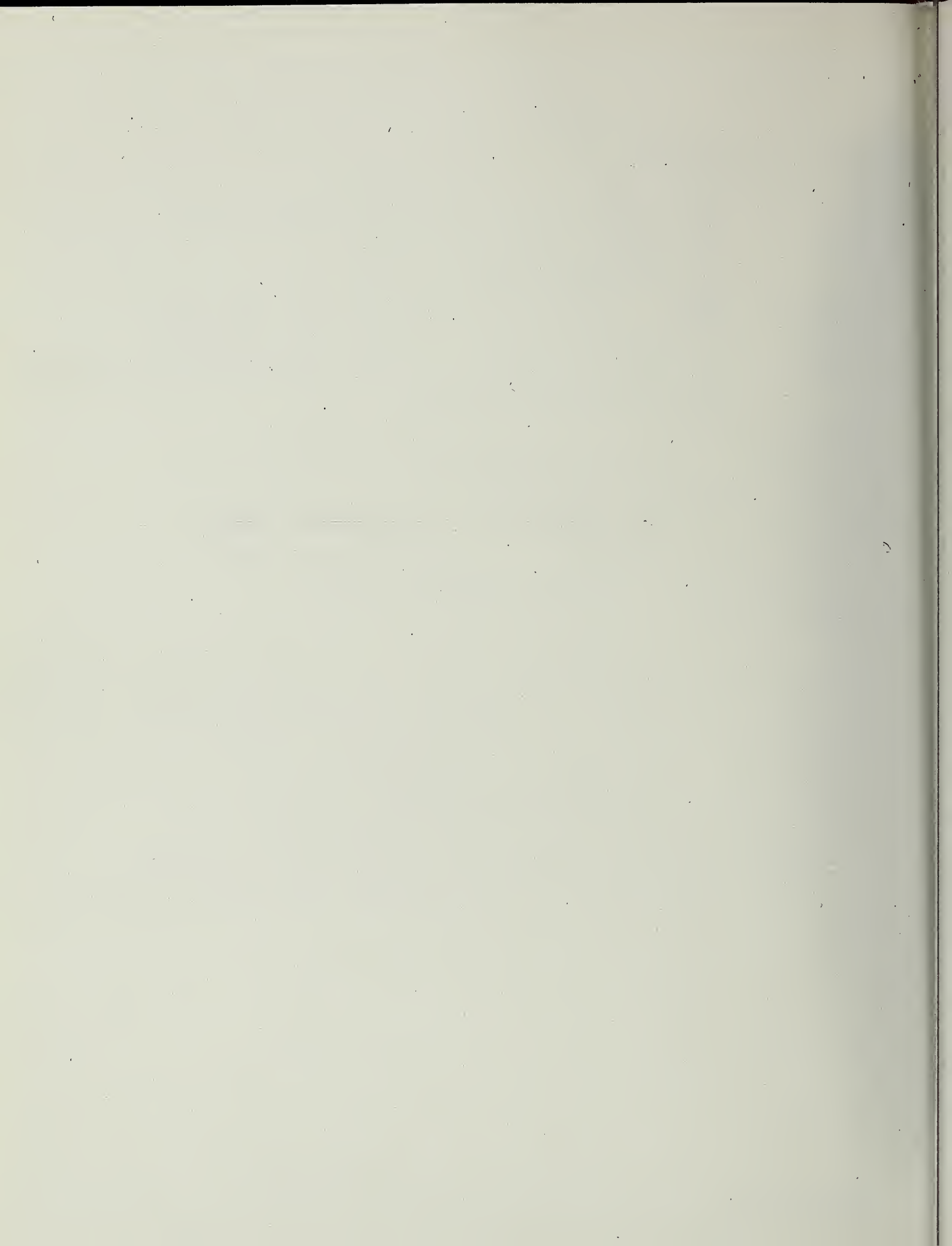
Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use RESIDENTIAL DUPLEX

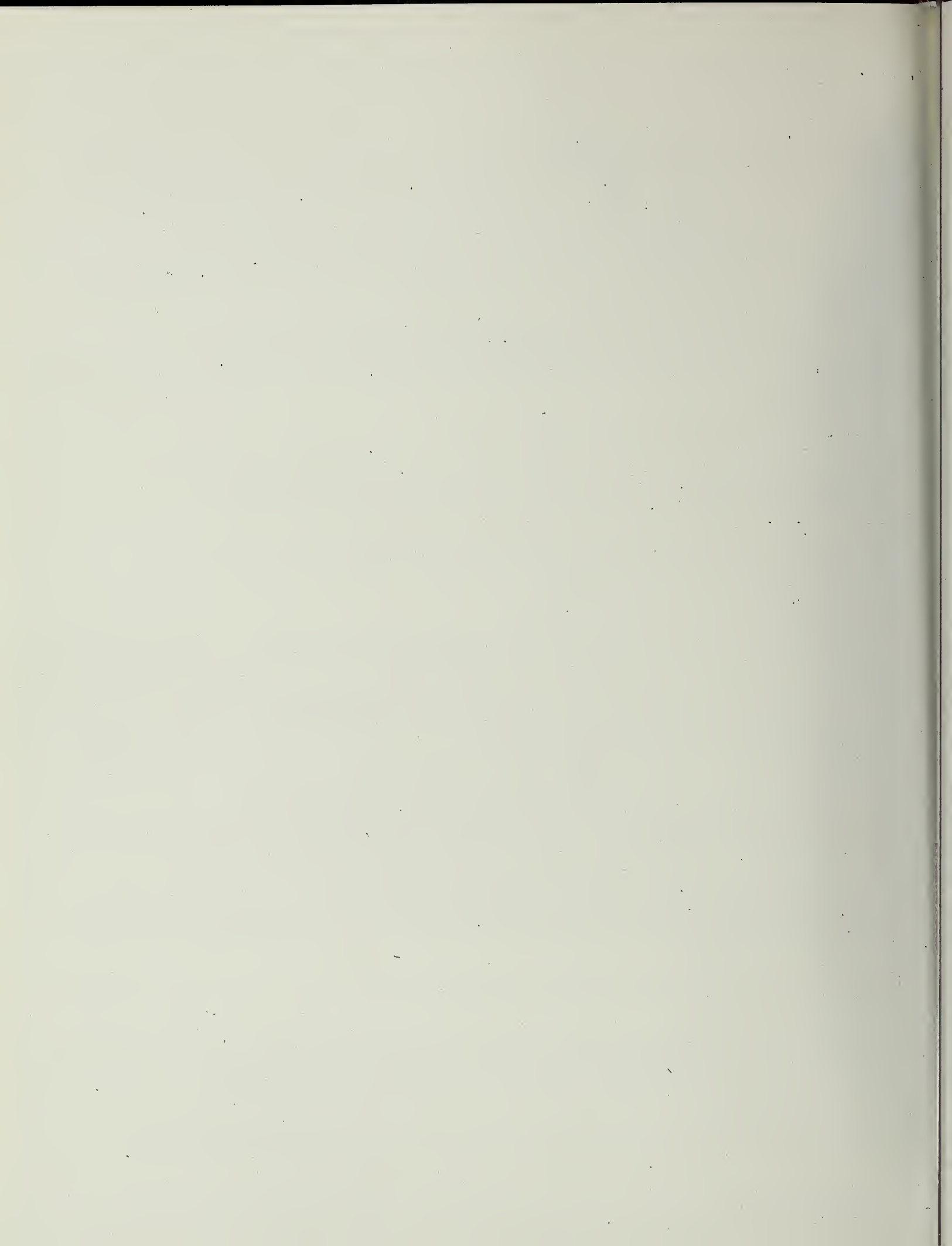
Narrative project description. Please summarize and describe the purpose of the project.

EXPAND THE (E) BUILDING VERTICALLY & HORIZ.
FROM THE (E) 2176 ϕ , 2 STORIES TO 4041 ϕ , 4 STORIES.



PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
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3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
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Parking	211Ø	211	231	442
Other (specify use)				
Total GSF	2387	2387	2096	4483

Dwelling units	2	2	Ø	2
Hotel rooms	Ø			Ø
Parking spaces	1	1	1	2
Loading spaces	Ø			Ø
Number of buildings	1	1	Ø	1
Height of building(s)	27'-4"	27'-4"	10'-4"	37'-8"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)(2)
[Signature]
5-25-2011



2246



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Michael Smith
(415) 558-6322
michael.e.smith@sfgov.org

Project Address: 31 – 33 Valley Street
Block/Lot: 6617/037
Case No.: 2011.0152E

Date of Review: May 20, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

31 – 33 Valley Street is located on the south side of the street between Dolores Street and San Jose Avenue in the Noe Valley neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property was designed by architect Henry Geilfuss and constructed in 1889, incorporating an older single-family dwelling that preexisted on the property. It is a one-story over garage, wood framed, two-family dwelling, designed in the Flat-Front Italianate style. Its primary façade is comprised of three structural bays. The center bay features a front entrance at both floors with the entry being recessed and more ornately trimmed with wood paneled porch, transom window, and entrance hood. The eastern bay features a pair of double-hung wood windows at each floor. The western bay features a garage entrance at the ground floor with paired double-hung wood windows above. All windows are wood double-hung with a two-over-two light pattern. The building is capped with a wood paneled frieze and bracketed wood cornice that hides the building's gabled roof from view. The entire façade is clad in rustic wood siding.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1889).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate neighborhood is defined by small-scale, late nineteenth century and early twentieth century single- and multi-family dwellings. Most of the buildings on the block were constructed between 1890 and 1910. Building scale at the street ranges from two to three-stories. Exterior cladding is either painted wood siding or stucco. Some of the buildings have been modified but they generally retain their original character. The neighborhood is not a recognized historic district.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Knapp & VerPlanck, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

31 – 33 Valley Street was constructed in 1889. Sanborn maps from 1886 show that the property was developed with a smaller cottage at the front of the lot and a detached smaller cottage at the rear of the lot. Evaluation of the existing building indicates that it is comprised of another structure which is likely to be the structure present in the 1886 Sanborn Maps.

The development period of the Noe Valley neighborhood spans approximately 40 years (1880 – 1920) and is represented by a large variety of architectural styles. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events.

The development of 31 – 33 Valley Street represents the early build out of the neighborhood as it transitioned from a rural area to an urban neighborhood. While the early use of the area as farmland and its transition to an urban neighborhood contributes to the city's development history, there does not appear to be a collection of buildings from this extended period that represents a significant event or series of events.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 31 – 33 Valley Street is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

From archival records it is difficult to determine who the original owners of the subject property were. However, in July 1889, George Jeffers sold the property to Francois Jafeman and in October 1889, Marie Jafeman requested water service for the property. The Jafemans immigrated to the United States from France. Mr. Jafeman was employed as a house painter and later became a fish monger with a store at 23rd and Valencia Streets. Neither the Jafemans nor any of the subsequent owners and occupants of the property were found to be significant in our local, regional, or national past.

Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The Jafemans hired architect Henry Geilfuss to design the subject building. Based upon Sanborn Maps and visual evidence it is believed that Geilfuss' design incorporated the existing building on the property to create the Flat-fronted Italianate design that represents the subject building today. Geilfuss is widely recognized as a master architect having designed such prominent buildings as Saint Mark's Church at 1111 O'Farrell Street and Westerfield Mansion at 1198 Fulton Street. Geilfuss was known for taking on all manner of projects. The subject property is not a fully realized representation of Geilfuss' design which was known for more exuberant Victorian ornamentation as shown in a row of speculative houses within the 1700 block of Baker Street. As a result, the property does not fully embody Flat-front Italianate design characteristics and appears somewhat cobbled together. As a result, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

31 – 33 Valley Street is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

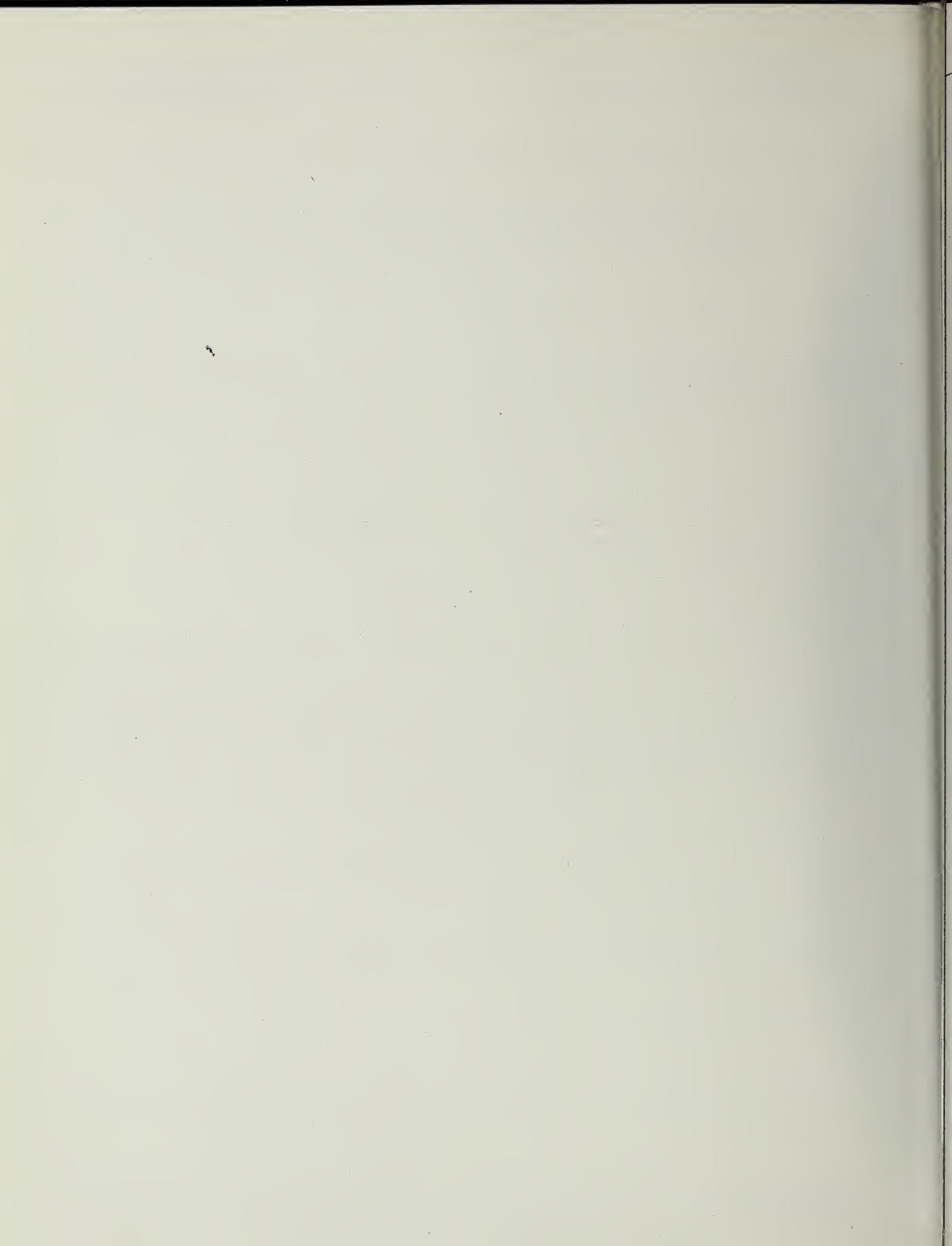
☐ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 6/20/2011



HISTORIC RESOURCE EVALUATION



31-33 VALLEY STREET
San Francisco, California

February 8, 2011

Final

Prepared by

Knapp & VerPlanck
PRESERVATION ARCHITECTS

San Francisco, California



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

MAR 18 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2011.0289E

v.8.9.2010

Date: 3-16-2011

Address: 717 Paris St

Block/Lot: 6349/021

CLASS

class 1 (2)(2)
5/27/11
CLASS
EXEMPT FROM ENVIRONMENTAL REVIEW

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Timothy Wu</u>	Telephone No.	<u>415-730-0065</u>
Address	<u>511 Campbell Ave</u>	Fax. No.	<u>415-373-4928</u>
	<u>SF CA 94134</u>	Email	<u>timwu@blueskygc.com</u>
Project Contact	<u>Timothy Wu</u>	Telephone No.	<u>415-730-0065</u>
Company		Fax No.	<u>415-373-4928</u>
Address	<u>511 Campbell Ave</u>	Email	<u>timwu@blueskygc.com</u>
	<u>SF CA 94134</u>		

Site Information

Site Address(es):	<u>717 Paris St.</u>		
Nearest Cross Street(s)	<u>Italy Ave.</u>		
Block(s)/Lot(s)	<u>6349/021</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2500</u>	Height/Bulk District	<u>40-x</u>
Present or previous site use	<u>Greenhouse</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$3000 to demolish shed</u>

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Demolish a 14'x25' garden shack for future new single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

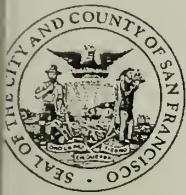
PART 4 – PROJECT SUMMARY TABLE
 If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0		2235	2235
Retail				
Office				
Industrial				
Parking				
Other (specify use)	350 garden shack			
Total GSF				

Dwelling units	0	0	1	1
Hotel rooms				
Parking spaces			1	1
Loading spaces				
Number of buildings	1		1	1
Height of building(s)	10			31'-9"
Number of stories	1		3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Tara Sullivan
(415) 558-6258
tara.sullivan@sfgov.org

Project Address: 717 Paris Street
Block/Lot: 6349/021
Case No.: 2011.0289E

Date of Review: May 10, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

717 Paris Street is located on the south side of the street one lot in from the corner of Italy Avenue in the southern portion of the Excelsior neighborhood. The property is located within a RH-1 (Residential, House, Single-Family) Zoning District and a 40 -X Height and Bulk District.

717 Paris Street was constructed in the late 1940's by an unknown builder. Located on an up sloping lot, the building is deeply setback from the sidewalk. It is a one-story wood-frame building with shingle siding, a side-facing gable roof, and a wood entrance door at the north side of the building. The building extends out into the rear of the yard with a one-story quasi-permanent greenhouse structure, consisting of wood framing elements and plexiglass roof.

Records show that 717 Paris Street was originally a part of the adjacent property at 701 Paris Street (the immediate neighbor of 717 Paris Street). 701 Paris Street was a double-wide lot which included the property at 717 Paris Street. There are no records that indicate when the two lots were subdivided; the 1985 Sanborn map still shows the two lots as one.

Maps show that the current structure first appeared on the 1950 Sanborn map. The adjacent residence at 701 Paris Street was constructed in 1907 with the subject lot being open space (or perhaps containing a small outbuilding at the rear). At some point in the 1940's the current building was constructed, perhaps as a storeroom or greenhouse – there are no indications of any interior finishes or large living spaces (the building did not serve as a garage structure since it was located on an up-sloping lot and constructed without any large garage opening or driveway). Currently the building serves as a greenhouse.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (more than 50 years in age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

717 Paris Street is located in a residential neighborhood that is one block east from Mission Street. The buildings in the immediate area are mixed in style and age. Large portions of the subject and adjacent block contain one-story-over-garage homes that were constructed between 1921-1929 in a modest Marina style. There are several contractor style homes constructed in the 1950's throughout the neighborhood. At the intersection of Paris Street and Italy Avenue there are several large multi-story homes that were constructed in the 1920's, including the immediate neighbor of 717 Paris Street (701 Paris Street). These buildings appear to have been remodeled in the mid-twentieth century and feature modern cladding materials.

The Excelsior District came into being in 1867 when the Excelsior Homestead was filed at City Hall. The area was largely open farmland until the 1906 earthquake, when people began to migrate to this area of San Francisco. Throughout the twentieth century the area was home to many immigrant families, with businesses and religious structures reflecting their background being constructed along Mission Street and Geneva Avenue. Today, the area remains residential in nature surrounded by commercial corridors.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☐ Yes	☒ No	☐ Unable to determine
Criterion 3 - Architecture:	☐ Yes	☒ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		

District or Context:

☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Johanna Street, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The evolution of the Excelsior neighborhood occurred over many decades, and is not associated with any particular event or series of events that are significant to San Francisco's history. As a whole, this prolonged and piecemeal development period does not appear to signify a singular and important event in the history of the City, although certain spurts of development within this period may be considered significant events. Further, the subject property is not associated with any significant event to be individually eligible under Criterion 1.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 717 Paris Street is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records indicate that the property was originally owned by Peter McCarthy, who built the residence at 701 Paris Street in 1907. Mr. McCarthy was a service worker (watchman). The property remained in the McCarthy family until 1980, when it was sold. The current owners, T. Wu and L. Zhu purchased the property in 2010. Records show that none of the property owners of the building are important to the local, regional or national past.

Therefore, 717 Paris Street, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

While 717 Paris Street, was constructed c. 1950 and does retain the majority of its features (wood framing and shingle façade), this structure is not eligible for listing on the California Register as an individual resource under Criterion 3. The subject building is utilitarian in nature with no special or unique architectural detailing.

717 Paris Street does not appear to relate to any potential historic district or important context in the neighborhood. There are a variety of residential building types and architectural styles located within the area, mainly early to mid-20th-century houses, which result in a generally mixed architectural character.

The block that contains the subject property lacks stylistic consistency and appears to lack potential for inclusion within a historic district.

717 Paris Street is therefore determined not to be eligible under this Criterion in relation to any potential historic district or important context.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 717 Paris Street was determined not to be significant under the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 717 Paris Street was determined not to be significant under the California Register of Historical Resources, analysis of character-defining features was not conducted.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historical Resource Present

If there is no historical resource present and the property is not located within or adjacent to any known historic resources, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If the property is not a historical resource but is located within a California Register-eligible historic district, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☐ Property is not a Historical Resource but is located adjacent to California Register-eligible historic resources

If the property is not a historic resource but there are adjacent properties that qualify for or are listed on a local register or on the California Register, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

☐ Historical Resource Present

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PART I: SENIOR PRESERVATION PLANNER REVIEW

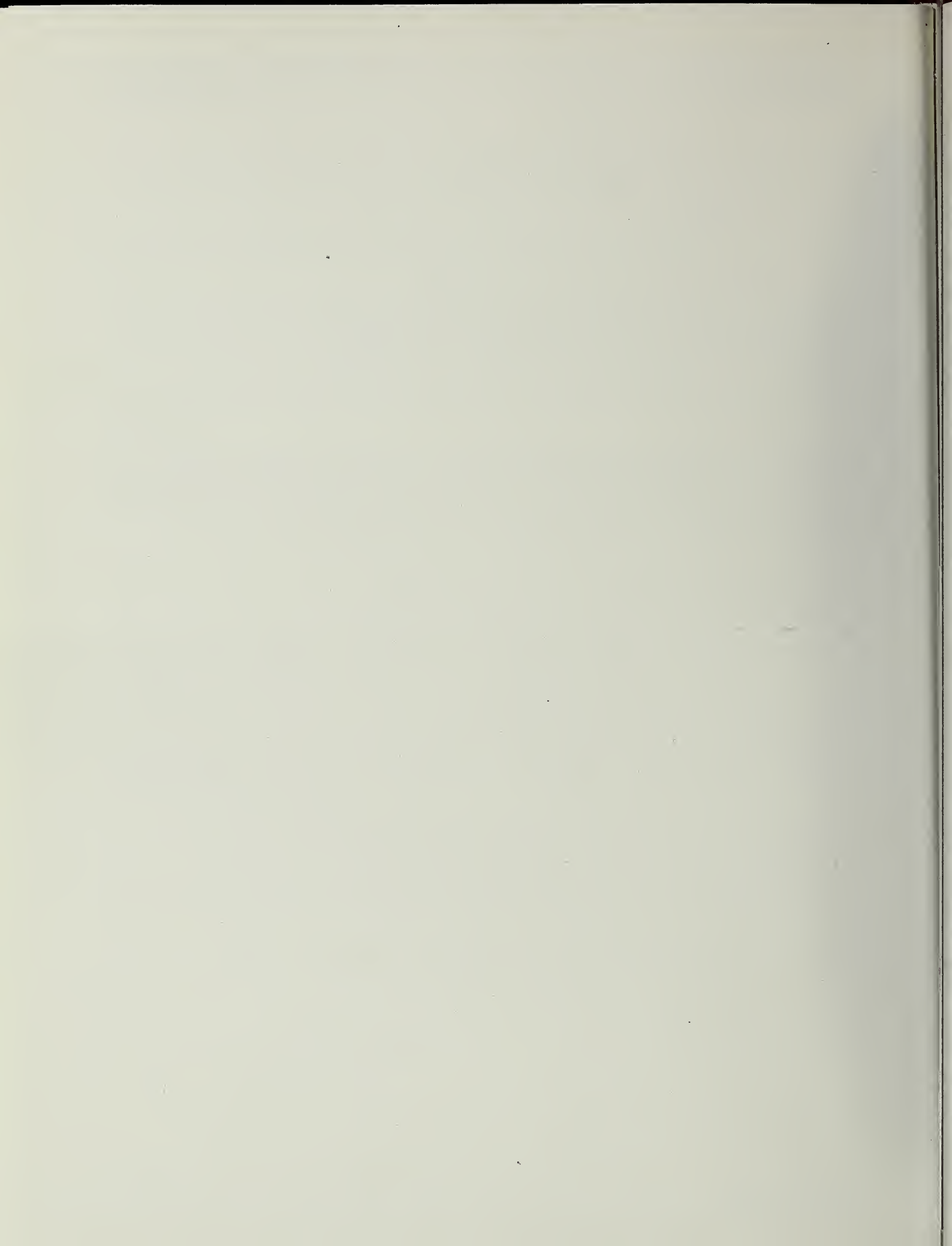
Signature: _____

Tina Tam

Tina Tam, Senior Preservation Planner

Date: _____

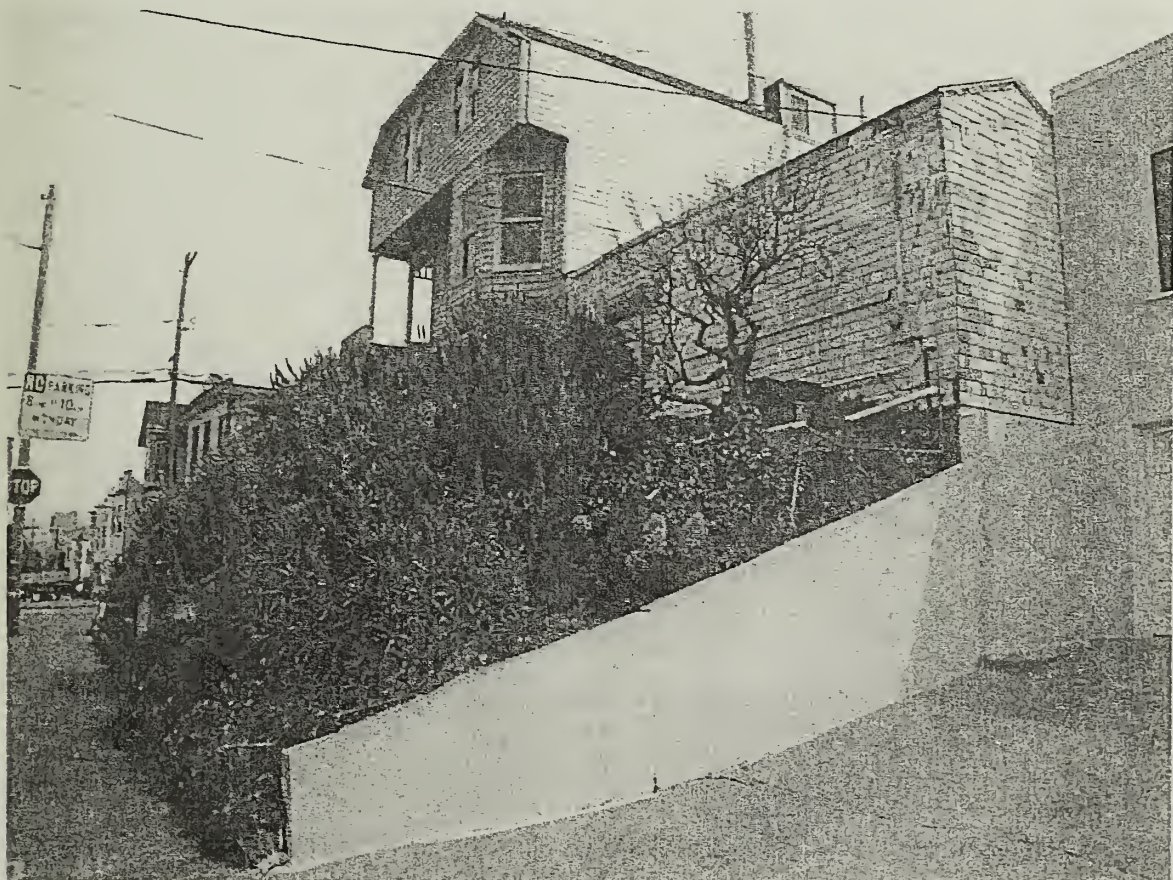
5/24/2011



Project: 717 Paris St, SF CA



Front Elevation



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SAN FRANCISCO PLANNING DEPARTMENT

Date received:

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APR 11 2011

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

Environmental Evaluation Application

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The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

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Brett Bollinger

1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT DOCUMENTS DEPT Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400

San Francisco, CA 94103

(415) 575-9071, chelsea.fordham@sfgov.org

(415) 575-9072, jeanie.poling@sfgov.org

JUN - 6 2011

PART 1 – EE APPLICATION CHECKLIST	SAN FRANCISCO PUBLIC LIBRARY		Not Applicable
	Provided		
Two copies of this application with all blanks filled in	☒		
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒		
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒		
Fee	☒		
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒		☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐		☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒		☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐		☒
Additional studies (list)	☐		☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2011.0373E

Date: 04.05.11

Address: 3139 Gough St

Block/Lot: 0481.004

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	Shadi Aboukhater	Telephone No.	415.823.1110
Address	3141 Gough Street	Fax. No.	-
	San Francisco, CA, 94123	Email	shadiaboukhater@gmail.com
Project Contact	Geoff Gibson	Telephone No.	415.318.8634 x4003
Company	Winder Gibson Architects	Fax No.	415.318.8638
Address	351 Ninth Street, Suite 301	Email	gibson@archsf.com
	San Francisco, CA, 94103		

Site Information

Site Address(es):	3139-41 Gough Street		
Nearest Cross Street(s)	Chestnut, Francisco		
Block(s)/Lot(s)	0481 / 004	Zoning District(s)	rh-3
Site Square Footage	2812.50 s.f.	Height/Bulk District	40-x
Present or previous site use	two unit residential		
Community Plan Area (if any)	none		

Project Description – please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		\$550,000

Describe proposed use two-unit residential

Narrative project description. Please summarize and describe the purpose of the project.

VERTICAL ADDITION OF A NEW FULL THIRD FLOOR AND PARTIAL FOURTH FLOOR AND REAR ADDITION BESIDE EXISTING SUNROOM. EXISTING BUILDING IS TWO STORIES AND TWO-UNIT RESIDENTIAL. PROPOSED BUILDING WILL BE FOUR STORIES AND TWO-UNIT RESIDENTIAL.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA). * A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2507	2507	2113	4620
Retail				
Office				
Industrial				
Parking	414	414	456	870
Other (specify use)				
Total GSF	2921	2921	2569	5490

Dwelling units	2	2	0	2
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1	0	1
Height of building(s)	20'-2"	20'-2"	19'-10"	40'-0"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Finished project will include two independent-access parking places plus two tandem parking places.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1: MINOR ALTERATION OF PRIVATE STRUCTURE – RESIDENTIAL ADDITION.

MW 5/31/11
 Approved Planning Dept. Matt Weintraub, Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: 3139 Gough Street
Block/Lot: 0481/004
Case No.: 2011.0373E

Date of Review: May 12, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

3139 Gough Street is a single-family dwelling that was constructed in 1923, according to records of the Assessor and the Department of Building Inspection (DBI). In these records, no architect was listed, and the owner (Mayer Bers) was listed as the builder and engineer.¹ 3139 Gough Street is a two-story, wood-frame dwelling with a flat roof, designed with elements that are consistent with Period Revival architectural style. The subject building is located on the west side of Gough Street, between Chestnut and Francisco Streets. The house is set back slightly from the front lot line, with no side yards. The lot is 25 feet wide and 112.5 feet deep. Architectural features include: a sloping parapet with false gable and square chimney; a wide five-sided bay window; cast plaster cartouche ornaments at the upper corners; and entry openings detailed with side brackets and piers.

The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1923 and more than 50 years of age).

¹ Supplemental Information Form for Historical Resource Evaluation dated April 5, 2011.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property consists of two-, three-, and four-story residential buildings that were constructed during the early and mid-20th century. Residential buildings include single-family dwellings, flats, and apartments. Architectural styles that are present in this area include Period Revival, Classical Revival, and vernacular variations of these styles. The area does not exhibit a single predominant architectural character. The area contains a typical rectangular urban block/lot layout. Residential buildings are typically set back a few feet from the front lot lines, on long narrow lots with no side yards.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject building (3139 Gough Street) does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ Supplemental Information Form for Historical Resource Evaluation dated April 5, 2011, and prepared by Geoff Gibson.

Staff has reviewed the report and generally concurs with the findings and analysis. In addition, staff has conducted additional research and analysis in order to complete the evaluation of the property and the project.

Included is an evaluation of the subject property (3139 Gough Street), which is not eligible for the California Register of Historical Resources, based on the following criteria:

- | | | | |
|--------------------------------------|---|--|--|
| Criterion 1 - Event: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 2 - Persons: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 3 - Architecture: | ☐ Yes | ☒ No | ☐ Unable to determine |
| Criterion 4 - Information Potential: | ☐ Further investigation recommended. | | |
| District or Context: | ☐ Yes, may contribute to a potential district or significant context | | |

Period(s) of Significance: None

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 3139 Gough Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1923, as well as the construction of other similar buildings in the area at approximately the same time, is not known to have been an important event, and it is not known to have been related to any important broad cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 3139 Gough Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject building was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The historic owners and occupants of the subject building, including the original owner and builder, are not known to have been important individuals. The subject building is therefore determined not to be eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 3139 Gough Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). The Supplemental Information Form that was submitted by the Project Sponsor describes the architectural style as "Marina" and states: "There are minor and simple Marina-style details at the eave."² No architect is associated with the subject building. Visual inspection by Department staff indicates that the subject building was the work of a commercial builder who employed standard plans, materials, decoration, and techniques of the period, without innovation or artistic values that would qualify it as an important or representative example of architecture from the period. In addition, visual inspection and DBI permit history indicate that some historic architectural features are no longer present, including original windows and garage doors. The subject building is therefore determined not to be eligible under this Criterion.

² Supplemental Information Form for Historical Resource Evaluation dated April 5, 2011.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject building at 3139 Gough Street is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential). This criterion is typically associated with archaeological resources, which are not known or believed to be present at the subject property. Furthermore, the subject property is not an example of a rare construction type that might provide information important to understanding the built environment.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building at 3139 Gough Street was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that the historic design, materials, and workmanship of the subject building have been affected by alterations to the front façade that include non-historic replacement of original windows and garage doors.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject building at 3139 Gough Street was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

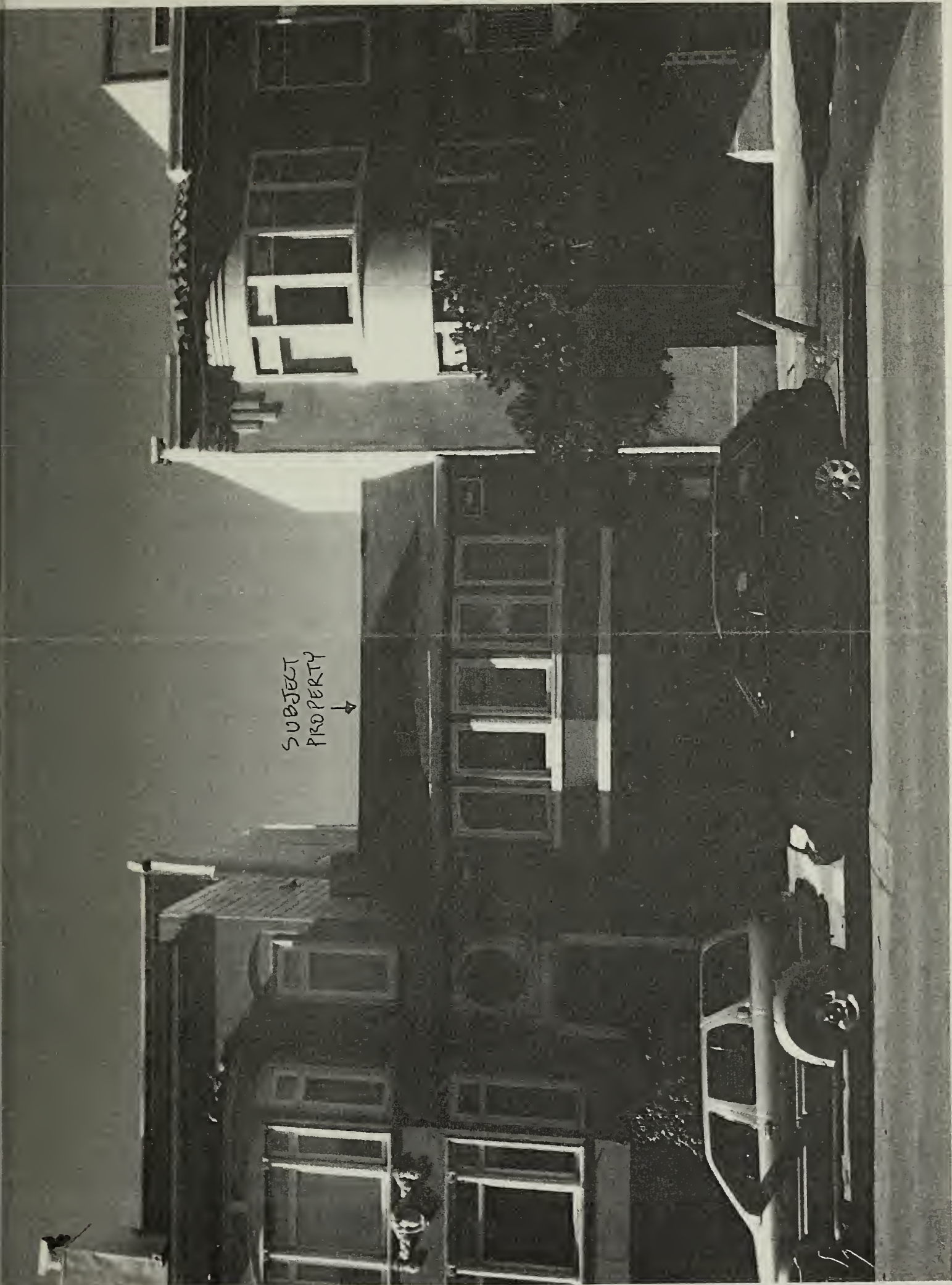
☐ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Planner

Date: 5/26/2011



SUBJECT
PROPERTY





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED

FEB 17 2011

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

JUN 14 2011

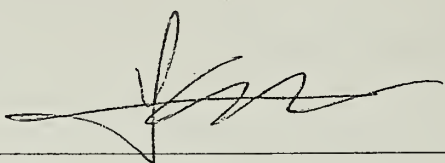
(For Staff Use Only) Case No. 2011.0201E

Address: 220 Williams SAN FRANCISCO
Block/Lot: 5404/016 PUBLIC LIBRARY

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(2)(2) 3
demo

N. Moses Corrette 6/6/11

Signed (owner or agent): 

Date: 2-9-2011

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Yew Kwong Chou</u>	Telephone No.	<u>415-608-1208</u>
Address	<u>200 Williams Ave</u>	Fax. No.	
		Email	<u>llconst88@yahoo.com</u>
Project Contact		Telephone No.	
Company		Fax No.	
Address		Email	

Site Information

Site Address(es):	<u>220 Williams Ave</u>		
Nearest Cross Street(s)	<u>Venus & Neptune St</u>		
Block(s)/Lot(s)	<u>5406/16</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2500 SF</u>	Height/Bulk District	<u>35 ft; 30 ft at front of property</u>
Present or previous site use	<u>Existing 1-storey & basement shack</u>		
Community Plan Area (if any)	<u>NA</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u>Estimated Cost</u>		

Describe proposed use New 3-storey, 1-family dwelling with parking

Narrative project description. Please summarize and describe the purpose of the project.

An existing shack at the property of 220 Williams Avenue has been unoccupied with no working electricity or plumbing. Proposal is for the demolition of the structurally unsound 1-storey & basement shack with asbestos to be abated.

In its place, construction is to be of a new 3-storey, 1-family dwelling to be occupied by owner/builder Yew Kwong Chou and his family. A 1-car garage will be provided.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	638	0	4498	4498
Retail	NA	NA	NA	NA
Office	NA	NA	NA	NA
Industrial	NA	NA	NA	NA
Parking	0	0	0	0
Other (specify use)	0	0	0	0
Total GSF	638	0	4498	4498

Dwelling units	1	0	1	1
Hotel rooms	NA	NA	NA	NA
Parking spaces	0	0	1	0
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	24'-4"		30'-0"	30'-0"
Number of stories	1		3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 220 Williams Avenue
Block/Lot: 5406/016
Case No.: 2011.0201E
Date of Review: April 28, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☒ New Construction

PROJECT DESCRIPTION

The proposed project is to demolish the existing vacant single-family building and construct a new 3-story, 35'-0" tall, single-family dwelling within the RH-1 (Residential, House Single-Family) Zoning District, in a 40-X Height and Bulk District.

The existing building is a two-story, two-bay wood framed single-family building on a 25-foot by 100-foot lot without a dominant architectural style. The building is clad in mineral-cement shingles, with portions of wood shiplap siding visible beneath. Both physical inspection, and permit records show that the building has been expanded (1913) and elevated (1916), and clad in asbestos siding (1953) since its original construction. The main block of the building measures 36.3 feet by 14.5 feet. The dimensions are similar to that expected if two 1906 "Type B" refugee shacks were present. A site visit on April 27, 2011 concluded that there is no evidence of the presence of refugee shacks within the present structure. The walls are standard 2" by 4" construction, and the interior volumes do not match refugee shack sizes, nor are the cladding or interior partitions of a dimension that would be consistent with a refugee shack.

PRE-EXISTING HISTORIC RATING / SURVEY

The original building permit was not located. The Assessor's data and Spring Valley Water records, the building was erected in July 1907. The property is not included on any historic surveys and it is not listed on the National or California Registers. 220 Williams Avenue is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property at 220 Williams Avenue is located between Venus and Neptune Streets in the South Bayshore / Silver Terrace neighborhood within the Bayview District. The immediate adjacent property to the west has a similar simple form and fenestration pattern, and dates from 1907. Adjacent properties to the east date from the 1980s. Across the street is the Bayview Police Station built in 1994. There are no historic districts or individual resources in the immediate vicinity.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Design/Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built as a residential property in 1907 is one of a number of buildings of its period located within the Bayview District. There is no indication that the building itself played a significant role in the history or development of San Francisco to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with its first owner (and possible builder) Alexander Vitzian, a cabinetmaker and Kajetan Szakal, a Hungarian immigrant from 1907 to 1912. From 1912 to 1923, it was owned and occupied by Carlo Serrato. From 1923 to about 1947, it was owned by Antonio and Pierina Demattei, natives of Italy. From 1947 to 2010, it was owned by Mary C. and Eloise Nava. None of the persons associated with the property named above appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive design or architectural characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

This property has been substantially altered since it was built as a small vernacular cottage, and does not contribute to any potential district. The subject property was likely erected by local cabinetmaker Kajetan Szakal, who does not seem to have been a significant builder. There was no architect. The building is not a significant example of any style, period or method of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no off-site individual historic resources identified in the immediate vicinity, however, the neighborhood has never been subject to intensive survey. Adjacent properties display a high degree of alteration. Across the street is a police station that was built in 1994.

SENIOR PRESERVATION PLANNER REVIEW

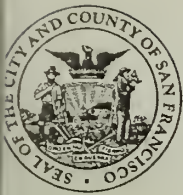
Signature: 5ma2
Tina Tam, Senior Preservation Planner

Date: 5/26/2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2011\2011.0201\Historic Resource Evaluation Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 147 ANDOVER ST.
Cross Streets: _____ Block/Lot: 5647 / 024
Case No. 2011. 0304E Permit No. 2010 1021 3547

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

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- ☐ Category A: Known Historical Resource Proceed to Step 3.
Preservation Technical Specialist Review
- ☒ Category B: Potential Historical Resource Proceed to Step 3.
- ☐ Category C: Not a Historical Resource Proceed to Step 4.
No Further Historical Resource Review Required.

JUL - 6 2011

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STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 5/10/11

- ☐ Project falls within the scope of work described below. Proceed to Step 4. No Further Historical Resource Review Required.
- ☒ Project does not fall within the scope of work described below. Proceed to Step 4. Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the historic windows must be matched.)

MW	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

MW	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
MW	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
MW	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: MW 6/9/11

Signature: Approved Planning Dept. Matt Weintraub, Preservation Planner Date: _____

Preservation Technical Specialist Name: _____

Signature: _____ Date: _____

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
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MAY 16 2011

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Fred J. Horsfield

(For Staff Use Only) Case No. 2011.03045

Date: 5/13/2011

Address: 147 Andover Street

Block/Lot: 5647/024

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Robin Vasan</u>	Telephone No.	<u>650-868-8141</u>
Address	<u>4168 26th Street</u>	Fax No.	
	<u>San Francisco, CA 94131</u>	Email	<u>rvasan@mayfield.com</u>
Project Contact	<u>Fred T. Horsfield</u>	Telephone No.	<u>415-606-8655</u>
Company	<u>Property Specialists</u>	Fax No.	<u>415-661-5778</u>
Address	<u>1562 24th Avenue</u>	Email	<u>fth@pacbell.net</u>
	<u>San Francisco, CA 94122</u>		

Site Information

Site Address(es):	<u>147 Andover Street</u>		
Nearest Cross Street(s)	<u>Powhattan Avenue and Eugenia Avenue</u>		
Block(s)/Lot(s)	<u>5647 / 024</u>	Zoning District(s)	<u>RH-1, Bernal Heights SUD</u>
Site Square Footage	<u>1,746</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>single-family residential</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$23,000</u>
Describe proposed use <u>single-family residential dwelling</u>			

Narrative project description. Please summarize and describe the purpose of the project.
Under P.A. #201009281802 and P.A. #201010213547, to

"Ground Floor: New Bathroom & New Bedrooms (2) & Closet, Reconfig Existing Stairs. Second Floor: Remodel Existing Kitchen & Bathroom (1), & Reconfig Existing Bedrooms, Replace 4 Front Window, 4 Rear Window & Selective Demo on Front Stucco & New Skylight."

and

"Revision to Appl #201009281802: Demo Stucco & Restore (E) Ext Details to Victorian. Change Stair Detail, Back Roof & Walls to Be Remove & Reframe to New Standard & Code Requirement. New Roof Configuration, New Dck/stair, and New Four Windows."

The portion of the ridgeline to be elevated no more than three feet above existing height begins more than 21 feet from the front façade per recommendation of Planning staff (Tina Tam)

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the	☐	☒	

adjacent buildings.

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,342	1,342	246	1588
Retail	0			0
Office	0			0
Industrial	0			0
Parking	180	180	0	180
Other (specify use)	0			0
Total GSF	1,522	1,522	246	1768
Dwelling units	1	1	0	1
Hotel rooms	0			0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	25'6" (max)	25'6" (front)	3'0" (rear only)	28'6" (max)
Number of stories	2	2	0	2
Please describe any additional project features that are not included in this table:				
Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2011.0428E
Project Title: 1355 Market Street – Market Square
Zoning: C-3-G (Downtown General Commercial) Use District
120-X/150-S/200-S Height and Bulk District
Block/Lot: 3508/001
Lot Size: 85,547 square feet
Project Sponsor: Terry Kwik, RMW Architecture & Interiors
(415) 781-9800
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the south side of Market Street in the Mid-Market/Civic Center neighborhood, and extends the full length of the Market Street block between 9th and 10th Streets, and the full length of the 10th Street block between Market and Jessie Streets. The L-shaped project site is fully occupied by an 11-story, 835,000-square-foot (sf) building constructed in 1937 and expanded several times between 1941 and 1963, and a 6,690 sf loading area. The building is a historic resource rated Category I under Article 11 of the San Francisco Planning Code. The current uses in the building are 667,500 sf of office and 12,500 sf of retail space. The proposed project involves seismic, mechanical, and interior rehabilitation; no change of use is proposed.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

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DOCUMENTS DEPT

JUN 14 2011

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Bill Wycko

Environmental Review Officer

Date

cc: Terry Kwik, Project Sponsor
Mark Luellen, Neighborhood Planning Division
Pilar LaValley, Preservation Planner
Supervisor Jane Kim, District 6

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project would involve upgrades to the building's heating, ventilation, and air conditioning (HVAC) and electrical systems, and would include seismically strengthening the building through new interior shear walls. The proposed project also includes a new elevator core; a new ground-floor elevator lobby that would replace the Market Street garage entrance; two new cooling towers on the roof; and acoustical louvers that would replace windows on the back (Stevenson Street) side of the building. The project site currently contains 208 parking spaces within the building; no changes to parking are proposed with the project.

Project Construction: Project construction is anticipated to take five months and is tentatively planned to start in July 2011.¹ Project-related construction deliveries would involve an average five truck trips per day to and from the project site during the five-month construction period. Increased construction truck deliveries to the site would occur when the concrete would be poured as part of project construction; during these 15 to 20 days when concrete would be poured, up to 10 trucks per day would arrive and leave the site. To replace the existing rooftop air handling units with the two proposed cooling towers, the existing structural steel platform would be extended with steel members. The steel for the cooling tower platforms would be delivered to the loading dock in four truckloads in one day and transported to the building's roof via the freight elevator. The existing air handling units would be dismantled and removed via the freight elevator to the recycling debris boxes staged in the garage. The proposed new air handling units would be lifted to the building's roof with a crane that would be set up along the project site frontage on 9th Street on one weekend day during the project construction.

Project-related construction trucks would be routed into the building's loading dock area from 10th Street. Approximately 40 to 50 construction workers would be at the site for the five-month construction period. Temporary barriers would be installed on the exterior of the building in front of the proposed new lobby area along Market Street. Demolished materials would be taken off site and recycled. The project is a LEED certified project, and waste diversion and recycling would divert 75 percent of demolished material from landfill. Additionally 95 percent of the existing walls floors and roof would be used in accordance with LEED building reuse standards.

REMARKS (continued):

Historic Resources.² Formerly known as the Western Furniture Exchange, the building on the project site has been designated as a Category 1 (Significant) Building pursuant to Article 11 of the Planning Code and Downtown Plan, and has been previously evaluated as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

¹ It is anticipated that the new tenant, Twitter, who would occupy floors 7, 8, and 9 of the building on the project site, would begin the interior work on their floors by 9/15/11. The tenant improvements are not part of the proposed project and are not part of this project analysis.

² This discussion is excerpted from the San Francisco Planning Department memorandum *Historic Resource Evaluation Response, 1355 Market Street*, from Pilar LaValley, Preservation Technical Specialist, to Jeanie Poling, Environmental Planner, June 1, 2011. This document is available for review as part of Case No. 2011.0428E.

Constructed in 1937 (with additions in 1941, 1947, 1958, and 1963) in the Art Deco style, the 11-story, concrete-frame building on the project site is clad in glazed terracotta and metal, rests on a concrete perimeter foundation, and is capped by a flat roof with parapet.³ The original building was eight stories, and the building's rectangular footprint stopped short of 9th Street; the 9th Street wing was added in 1947, filling out the Market Street façade up to 9th Street and giving the building its current configuration. The building is also connected to 875 Stevenson, a 10-story reinforced concrete building constructed in 1975, via a pedestrian bridge across Stevenson Street.

According to the Planning Department's Preservation Technical Specialist working on this project, the building on the project site is significant under Criterion 3 as an example of the Art Deco style in San Francisco, and as a large commercial building along this section of Market Street. As stated in the April 20, 2011 Page & Turnbull report prepared for this building:

Designed in 1937 [with a matching addition constructed in 1947] by the Capital Company, the building is a high-style example of this [Art Deco] architectural trend, as evidenced by its reinforced concrete construction, vertical emphasis established by prominent piers and central Market Street tower, unique fenestration pattern with decorative spandrels, elaborate Mayan-influenced terracotta details over the entrances and at the cornice, and grandiose formal lobby space. The full-block footprint and open, flexible floor plan of [the subject property] are characteristic of large commercial buildings of this era, and the size, scale, and design of the building have given [it] an important street presence rivaled by few other San Francisco buildings, and made it a commercial anchor for this portion of Market Street.⁴

Planning Department staff determined that the building on the project site is not eligible for inclusion on the California Register under Criterion 1 (it is not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States); Criterion 2 (it is not associated with the lives of persons important in our local, regional or national past); or Criterion 4 (it is not likely to yield, information important in prehistory or history).

Planning Department staff finds that building retains good integrity. Although it has undergone alterations, the building retains sufficient features from the period of significance of 1937 to 1947 to convey its historic significance. The character-defining features of the building include its Market Street, 9th Street, and 10th Street façade design and materials (including the Mayan-influenced terracotta details, prominent piers, and decorative spandrels); the Market Street central tower; the Market Street, 9th Street, and 10th Street marquees and canopies; the Market Street, 9th Street, and 10th Street fenestration patterns; and the original entrance lobby of the building on Market Street.

A majority of the work proposed as part of the project would occur within the building interior in locations with no extant historic fabric. Exterior work on the building would be limited to the addition of an elevator penthouse and override and two cooling towers on the building's roof, and the replacement

³ Page & Turnbull, *Market Square, 1355 Market Street, Supplemental Information for Environmental Evaluation*, April 20, 2011. This document is available for review as part of Case No. 2011.0428E.

⁴ Page & Turnbull, p. 4.

of windows on the rear (Stevenson Street) elevation with ventilation louvers. In conclusion, the proposed project at 1355 Market Street would not have a significant impact on the historical resource.

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The site is located within the C-3-G (Downtown General Commercial) Use District, which allows for retail and office uses. The current use of the project site (office and retail uses) is not proposed to change with project development. Thus, the proposed project is consistent with all General Plan designations and applicable zoning plans and policies.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 2-acre (85,547 sf) project site is located within a developed area of San Francisco. The surrounding uses are mixed retail, entertainment, residential, and office. Thus, the proposed project would be properly characterized as an urban use.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project parcel is within a fully developed urban area and is fully occupied by an existing building and paved loading area. There is no vegetation on the project site. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. No change to the current uses on the project site use is proposed; thus, there would be no changes to traffic conditions with project operation. During the five-month project construction period, there would be construction-related trucks traveling in and out of the site. It is anticipated that a majority of the construction-related truck traffic would access the project site traveling via 9th Street to Hayes Street to Polk Street to 10th Street, and enter the project site either through the garage entry ramp on 10th Street or via Jessie Street to the building's loading dock area. Construction vehicles would exit the project site via Jessie Street or the garage and turn left (southbound) onto 10th Street. No construction staging for the project would occur along Market Street.

The only anticipated project construction-related lane closure that would occur would be for the installation of new air handling units on the on-site building roof; these would be lifted up to the building roof with a crane that would be set up on one of the traffic lanes along 9th Street for one weekend day during project construction. A lane closure permit would be secured to accommodate this work scope. In general, lane and sidewalk closures (including for the proposed project) are subject to review and approval by the Department of Public Works (DPW) and the Transportation Advisory Staff Committee

(TASC), which consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations to minimize the effects of construction projects on the public right-of-way. TASC review and subsequent compliance of the proposed project with its recommendations would therefore help minimize any project construction-related impacts that could occur due to the temporary one-weekend-day lane closure along 9th Street near the project area.

The project construction truck traffic would result in a temporary decrease in the capacities of local streets in the project area due to the slower movement and larger turning radii of project-related construction trucks. Due to its temporary nature and limited duration, project-related construction impacts on traffic generally would not be considered significant.

Transit, Bicycles, and Pedestrians. No change to the current uses on the project site use is proposed; thus, there would be no changes to transit, bicycle, or pedestrian circulation with project operation. No project-related construction staging would occur along Market Street, where there are Muni lines and one stop on the project block, and there are no Muni lines or stops along 9th and 10th Streets on the project block. Bicycle lanes along Market Street would also not be substantially affected by project construction. A temporary barrier would be installed on the exterior of the on-site building in front of the proposed new Market Street lobby area, and pedestrians would be routed around the barrier. Construction-related impacts of the project generally would not be considered significant due to their temporary nature and limited duration. During project construction, there would be approximately 40 to 50 construction workers, some of whom would take public transit to the project site; this number of additional transit riders would be an incremental increase and would not result in a significant effect on transit conditions.

Parking. No change to the current uses on the project site use is proposed; thus, there would be no change to on-site parking conditions. During project construction, it is anticipated that construction workers would take public transit or park in the existing garage of the building, which currently has a high vacancy rate and would remain so until after completion of project-related construction.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. No change to the current uses on the project site is proposed; thus, there would be no changes to noise conditions on site and in the surrounding area with project operation. Project construction would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The proposed construction would primarily occur inside the building. The delivery and truck trips would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public

Works. Construction noise impacts would be temporary and intermittent in nature. Considering the above discussion, the proposed project would not result in a significant impact with respect to noise.

Air Quality. Air quality impacts generally fall into two categories: impacts from project operations and project construction. The proposed project would include renovation of an existing building but would not change the use of the building (office/retail); thus, operational impacts would remain the same and no further analysis is required. Construction-related air quality impacts from the proposed project were analyzed based on the Bay Area Air Quality Management District's (BAAQMD's) 2010 CEQA Air Quality Guidelines and thresholds of significance.⁵

Renovation of the on-site building would generate criteria air pollutants, PM_{2.5},⁶ and other toxic air contaminants resulting from the project's construction vehicles and equipment. A screening-level analysis was performed to determine whether the proposed project would require additional air quality analysis.⁷ With respect to criteria air pollutant emissions, the proposed project would be well below the BAAQMD screening levels, and therefore quantitative analysis of criteria air pollutants is not required and the proposed project would not exceed the BAAQMD's criteria air pollutant thresholds of significance.⁸

The screening-level analysis identified the need for further analysis of the project's construction activities that emit PM_{2.5} emissions and other toxic air contaminants that may affect nearby sensitive receptors. Emissions from project-related construction activities were quantified in an air quality technical memorandum in which both project construction and cumulative impacts were evaluated.⁹ This memorandum found that construction-related activities would result in PM_{2.5} emissions and health risks well below BAAQMD CEQA significance threshold, as shown in Table 1.

Table 1 – Construction-related PM_{2.5} and Health Risk Emissions

	Excess Cancer Risk per One Million	Non-Cancer Acute Hazard Index	Non-Cancer Chronic Hazard Index	PM _{2.5}
Project Construction	0.33	0.0008	0.27	0.003
BAAQMD Significance Thresholds	10	1.0	1.0	0.3

⁵ BAAQMD, *California Environmental Quality Act Air Quality Guidelines*, updated May 2011. Available at <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES.aspx>.

⁶ PM_{2.5} = particles less than 2.5 micrometers in diameter.

⁷ San Francisco Planning Department, *Air Quality Screening Analysis, 1355 Market Street, Case No. 2011.0428E*, May 12, 2011.

⁸ BAAQMD, *CEQA Air Quality Guidelines*, updated May 2011. Table 3-1.

⁹ Environ, *CEQA Health Risk Analyses for the Proposed Upgrades to 1355 Market Street, San Francisco, California*, June 9, 2011. This report is available for review as part of Case No. 2011.0428E.

BAAQMD CEQA guidance provides that if a project results in an increase in emissions of more than their respective daily or annual mass thresholds, then the project would also be considered to contribute considerably to a significant cumulative air quality impact. Since construction of the project would not exceed the daily mass emissions thresholds, the project would not contribute considerably to a significant cumulative effect with respect to construction-related criteria pollutant emissions, and cumulative construction criteria air pollutant impacts would be less than significant. In addition, the project would not result in operational air quality impacts because no new sensitive receptors (e.g., residents) or pollutant-causing stationary sources (e.g., emergency generators) would be added to the project site.

Water Quality. The proposed project involves interior renovations and would not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated as a result of project development.

Other Environmental Concerns

Geology and Soils. Geotechnical consultants Treadwell & Rollo conducted a geotechnical investigation for the previously proposed project at the project site, reviewed current project plans, and issued geotechnical recommendations for the proposed project.¹⁰ According to these reports, no environmental concerns involving geology and soils are associated with the proposed project.

Hazardous Materials. A Phase I Environmental Assessment conducted in 2007 for a previously proposed project on the project site did not identify any evidence of recognized environmental conditions in connection with the project site.¹¹ While the previously proposed project did not move forward toward project approvals, the existing on-site conditions that were addressed in the 2007 Phase I report are unlikely to have changed. This is because in the intervening years the building on site has been vacated by previous tenants with no replacement tenants. In addition, the currently proposed project does not involve any subsurface soils work. Any interior work involving the handling and removal of hazardous

¹⁰ Treadwell & Rollo, *Preliminary Geotechnical Investigation, Proposed Renovation and Seismic Upgrade, 1355 Market Street, San Francisco, California*, April 28, 2004; and *Geotechnical Review of Foundation Drawings, Market Square Renovation, 1355 Market Street, San Francisco, California*, June 8, 2011. These reports are available for review as part of Case No. 2011.0428E.

¹¹ Property Solutions Inc., *Phase I Environmental Assessment of San Francisco Mart, 1355 Market Street and 875 Stevenson Street, San Francisco*, January 18, 2007. This report is available for review as part of Case No. 2011.0428E.

building materials, such as asbestos-containing materials and lead-based paint, would comply with federal, state, and local regulations. Thus, no environmental concerns involving hazardous materials would be associated with the proposed project.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on May 12, 2011, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. No members of the public commented on the proposed project.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2011.0420E
Project Title: 401 Van Ness Avenue War Memorial Veterans Building
Zoning: Public (P) Use District
80-X Height and Bulk District
Block/Lot: 0786A/001
Lot Size: 238,682 square feet
Project Sponsor: Tara Lamont, Department of Public Works
(415) 557-4665
Staff Contact: Rachel A. Schuett – (415) 575-9030
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site, part of the War Memorial Complex, is located at 401 Van Ness Avenue in the Civic Center Historic District. The War Memorial Complex (City Landmark No. 84) includes the Veteran's Building, Opera House and Memorial Court, and occupies the block bounded by Franklin Street to the west, McAllister Street to the north, Van Ness Avenue to the east, and Grove Street to the south.

[Continued on the next page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 and 31 [State CEQA Guidelines Section 15301(a) and (d) and Section 15331]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Bill Wycko
Environmental Review Officer

June 10, 2011
Date

GOVERNMENT
DOCUMENTS DEPT

JUN 15 2011

SAN FRANCISCO
PUBLIC LIBRARY

cc: Tara Lamont, DPW, Project Sponsor
Richard Sucre, Current Planning Division
Supervisor Jane Kim, District 6

Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project involves the War Memorial Veteran's Building (Veteran's Building) and the northern portion of Memorial Court. The Veteran's Building was principally designed by architect Arthur Brown, Jr., who was assisted by G. Albert Lansburg, construction was completed in 1932. The Memorial Court was designed by landscape architect Thomas Church, and was completed in 1936.¹

The Veteran's Building is approximately 230,000 gross square feet comprised of a full basement, four floors above grade, and a tall attic area. The building is cruciform in shape and is approximately 280 feet long in the east-west direction, and 180 feet in the north-south direction. The two cross arms (on the west side of the building) are an additional 50 feet wide, extending approximately 25 feet on each side. The structural height of the building from the basement to the roof is 115 feet. The Veteran's Building includes a parking lot on the west side of the building, with access from Franklin Street.

Memorial Court lies between the Veteran's Building and the Opera House. Since 1945, veterans' organizations have collected soil from battlefields at home and abroad, and installed it in the Memorial Court. Thus, the court is partly composed of "sacred soil" from over twenty-five battlefields on four continents. Other notable aspects of the Memorial Court include the blue and gold ornamental cast-iron fence, the cast-iron lamp-posts, and the central lawn circled by box hedges and sycamore trees.

As stated above, the Veteran's Building and Memorial Court, along with the Opera House, are individually designated as Landmark No. 84 (War Memorial Complex) in Article 10 of the San Francisco Planning Code, and are contributing resources to the Civic Center Historic District, which is designated as a National Historic Landmark District, a National Register Historic District, a California Register Historic District, and is a locally-designated historic district under Article 10 of the San Francisco Planning Code. Therefore, the Veteran's Building and Memorial Court are considered historic resources, pursuant to CEQA.

Project History. In 1994, the Veteran's Building Seismic Upgrade and Earthquake Damage Repair project, as defined in the Earthquake Safety Program Phase II (ESP II), was exempted from environmental review along with City Hall, the War Memorial Opera House, and Bill Graham Civic Auditorium. The War Memorial Veteran's Building project was not implemented with the ESP II Bond Program. In 2002, the Veteran's Building Seismic Upgrade and Improvements project description was developed for a bond proposal placed on the November 2002 ballot (Prop C). The project was also exempted from environmental review, at that time. Prop C did not receive the required 66 percent vote for passage, and the project did not go forward.

This Categorical Exemption reconfirms that the project is exempt from environmental review under Class 1 and 31 of the CEQA Guidelines. This Categorical Exemption does not constitute a new determination

¹ *Historic Structure Report, War Memorial Veterans Building & Memorial Court*, May 31, 1995. Carey & Company, Inc. A copy of this report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0420E.

by the Planning Department. It has been issued to provide a more current and detailed Certificate of Exemption for the project file.

Project Components. The project sponsor proposes to rehabilitate, refurbish, and seismically upgrade the Veteran's Building and implement improvements to the northern portion of Memorial Court. The project components can be grouped into two categories: exterior work and interior work.

Exterior Work

Exterior work on the Veteran's Building, itself, is limited to: roof renovation, including replacement of the membrane roof, and repair or replacement in-kind of existing skylights; rehabilitation of steel window sashes and replacement of broken or missing glazing; replacement of spalled, de-bonded, and cracked terra-cotta cladding; "pinning" of structural attachments; and removal of stains to granite caused by ferrous (iron-containing) and cuprous (copper-containing) metals.

In addition, the proposed project includes re-pavement, restriping, and replacement of bollards and chains in the existing parking lot (directly behind the War Memorial Veteran's Building, with access from Franklin Street) and re-grading of the sidewalk and resurfacing of the driveway on the north side Memorial Court (south side has been completed).

The proposed exterior work does not involve any excavation beyond superficial re-grading for the sidewalk and the re-paving of the driveway. All exterior work is subject to a Certificate of Appropriateness and will be reviewed and considered for approval by the Historic Preservation Commission.

Interior Work

Interior work on the Veteran's Building includes: seismic upgrades; upgrades to mechanical (heating, ventilation, air conditioning, fire protection, domestic and drinking water, and computerized building management), electrical (including emergency power supply), and telecommunication cabling systems; elevator renovation, replacement, modification, and removal; replacement of attic catwalks and service platform; accessibility improvements to meet Americans with Disabilities Act (ADA) compliance (path of travel as well as drinking fountains and restrooms); hazardous materials (asbestos and lead) abatement; and new restrooms on all five floors of the building.

Historic Interiors: The proposed work on the historic interiors includes: refurbishment of the historic interior finishes in the publicly accessible areas of the building, including the lighting fixtures in the main lobby; upgrades to the Herbst Theatre, including refurbishment of dressing rooms, stage rigging and controls upgrades, and removal of the side seating boxes; refurbishment of the Green Room, including restoration of historic finishes, the parquet floor, and the chandeliers.

Alterations to the interior space would accommodate the transitions from existing to future tenants. Outgoing tenants include: Swords to Plowshares and Mayor's Office on Disability (administrative offices), Department of the Environment and Center for Wellness & Achievement (administrative and training offices), the Museum of Performance & Design (administrative offices/gallery), and the Law

Library (administrative offices/library). Incoming tenants include the San Francisco Arts Commission (administrative offices) and the San Francisco Opera (administrative offices and costume shop).

New Uses: Two new uses are proposed: a café on the first floor and a new rehearsal/event space on the fourth floor. The café would primarily serve the Herbst Theater patrons, as well as employees of/visitors to the Veteran's Building. The new rehearsal/event space would be used by the San Francisco Opera approximately half the year, and would be open as a rental space for rehearsals and events the other half of the year. This new rehearsal/event space would supplement other similar spaces within the building. This new event space would be converted from the existing Law Library, which has been identified as a historic interior.

Seismic Upgrades: A geotechnical investigation was undertaken for the Veteran's Building in November 1995, by Rutherford & Chekene Consulting Engineers. The geotechnical investigation concluded that, in the event of a major earthquake, the building could sustain significant damage and pose appreciable life safety hazards to building occupants. A Seismic Hazard Rating of 3 was assigned to the building because the risk of structural and non-structural damage resulting from a major earthquake presents life hazards to occupants.

The report outlined recommendations for the seismic upgrades, which has been included as part of the project as follows:

- The addition of concrete shear walls at various locations throughout the Veteran's Building, including the corridor walls surrounding the Herbst Theatre and at the four main stair wells;
- Strengthening of the existing concrete stage walls by epoxy-injecting cracks and increasing wall thickness by reinforced concrete;
- Strengthening of existing perimeter walls in northeast and southeast corners of the building by increasing wall thickness with reinforced concrete;
- Strengthening of existing diaphragm collectors² at all floor levels by adding new steel members;
- Strengthening of third and fourth floor diaphragm by addition of bracing members;
- Strengthening of roof diaphragm by addition of bracing members on all four sides of the building and reinforced concrete at local areas;
- Addition of lateral bracing to the existing plaster ceilings at the Herbst Theatre, the Main Lobby, the main corridors and the Fourth floor;
- Addition of bracing to hollow clay tile walls;
- Provision of adequate support of the stone veneer at Herbst Theatre; and
- Crack repair of walls, floors and the roof through epoxy injection.

In Article 10, the designating ordinances for Landmark No. 84 and the Civic Center Historic District, the interior of the Veteran's Building is specifically excluded as being the basis for the listing. Therefore, the interior work is not subject to a Certificate of Appropriateness and, is not subject to review and approval by the Historic Preservation Commission.

² 'Collectors' are elements of floor or roof structures that serve to transmit lateral forces from their location of origin to the seismic force-resisting-system (SFRS) of the building; here, the collector components of the building require strengthening to transmit larger seismic loads which could be carried by the shear walls.

However, given the building's historical value, the project sponsor has had the interior reviewed by preservation experts to obtain advice on how best to preserve the building's historic value. A Historic Structures Report was prepared in May 1995 by Carey & Co., Inc.³ A Secretary of the Interior's Standards Analysis was prepared in July 2009 by Page & Turnbull Inc.⁴ Based in part on the information and recommendations included in those reports, the project sponsor has proposed that all interior and exterior work be completed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's Standards.)

To ensure compliance with the Secretary of the Interior's Standards for Rehabilitation, the project sponsor has proposed that the project team would include a qualified historic preservation architect, who meets or exceeds the Secretary of the Interior's Professional Qualification Standards in Historic Architecture. Further, the project sponsor would re-submit the project plans to the San Francisco Planning Department Preservation staff for review and approval at the 50% Schematic Design Phase, the 100% Schematic Design Phase, and the 25% Design Development Phase. In particular, the Planning Department would review and approve the details of the seismic strengthening scheme and the details/methodology for removing, storing and replacing historic interior finishes.

REMARKS (continued):

California Environmental Quality Act (CEQA) State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for projects that consist of "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." Examples of the types of projects that may be included in Class 1 include: interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances [CEQA Guidelines Section 15301(a)], and restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood [CEQA Guidelines Section 15301(d)].

As stated in the project description, the proposed project consists of repairs, maintenance and minor alterations to the Veteran's Building and the building's mechanical equipment, including plumbing and electrical conveyances, heating, air conditioning and ventilation, fire protection, telecommunication, and computerized building maintenance systems. The project also includes seismic and ADA upgrades, and hazardous materials abatement to meet current standards of health and safety. Moreover, the changes of

³ *Historic Structure Report, War Memorial Veterans Building & Memorial Court*, May 31, 1995. Carey & Company, Inc. A copy of this report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0420E.

⁴ *Secretary of the Interior's Standards Analysis, War Memorial Veterans Building*, July 30, 2009. Page & Turnbull, Inc. A copy of this report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0420E.

use resulting from the proposed project would be minor, largely to better serve existing tenants. The proposed project therefore meets the criteria of Class 1 (a) and (d).

California Environmental Quality Act (CEQA) State Guidelines Section 15331, or Class 31, provides an exemption from environmental review for "projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer" [CEQA Guidelines Section 15331].

The building is an historic resource as explained above under the Project Description. The proposed project consists of seismic upgrades to stabilize the building, upgrades to mechanical systems, maintenance and repair of the existing roof, windows, finishes, upgrades to ADA accessibility, hazardous materials abatement, and restoration of the building's historic interior. Moreover, the proposed project would comply with the Secretary of the Interior's Standards for the treatment of Historic Properties. The proposed project therefore meets the criteria of Class 31. as explained in detail below.

The Planning Department evaluated the project for compliance with the Secretary of Interior's Standards in a Historic Resource Evaluation Response memorandum (HRER) dated June 9, 2011. The June 2011 HRER serves as the source for the following historical resources discussion.⁵

Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,⁶ the subject property is considered "Category A.1" (resources listed on or formally determined to be eligible for the California Register), since the property is individually designated as Landmark No. 84 in Article 10 of the San Francisco Planning Code, and is a contributing resource to the Civic Center Historic District, which is designated as a National Historic Landmark District, a National Register Historic District, a California Register Historic District, and is a locally-designated historic district under Article 10 of the San Francisco Planning Code.

As noted in the National Register documentation, the Veteran's Building and the surrounding San Francisco Civic Center Historic District are significant under National Register Criterion A (Events) and Criterion C (Design/Construction) within the areas of architecture, community planning, politic/government and recreation for its association with Panama-Pacific International Exposition of 1915. Specifically, the San Francisco Civic Center is notable for: the founding of the United Nations; the drafting and signing of the post-WWII peace treaties with Japan; municipal reform movements; post-earthquake reconstruction; early public and city planning; high artistic values as associated with architecture; and one of the finest and most complete manifestations of the "City Beautiful" architectural movement. The period of significance for the district ranges from 1913 to 1951, while the period of significance for the Veteran's Building and Memorial Court ranges from 1932 to 1951.

⁵ Historic Resource Evaluation Response: War Memorial Veterans Building from Richard Sucre, Preservation Planner to Rachel Schuett, Environmental Planner, dated June 9, 2011. A copy of this memorandum is attached.

⁶ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 18, 2008. Available at <http://www.sfgov.org/planning>.

The evaluation of properties for potential impacts to an "historical resource" under CEQA is a two-step process. The first step is to determine whether the property is an "historical resource," and the second is to evaluate whether the action or project proposed by the sponsor would cause a "substantial adverse change" to the "historical resource." The project is determined to involve an historical resource per CEQA Guidelines Section 15064.5(a)(1) and (2) as a building that contributes to a California Register historic district and is included in a local register of historical resources. Planning Department staff reviewed the proposed modifications to the Veteran's Building to determine whether the proposed project is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's Standards) or if any proposed modification would materially impair the resource.

Character-Defining Features. For the purposes of CEQA, the character-defining features of the Veteran's Building include the features documented as "Very Significant," "Significant," and "Contributing" within a report produced by Page & Turnbull in July 2009⁷.

The character-defining features of the Veteran's Building include, but are not limited to:

- *Exterior:* All exterior elements dating from the period of significance (1932 – date of construction of Veteran's Building to 1951 – end of period of significance of historic district), including granite steps, terracotta exterior, bronze and iron fixtures, and copper mansard roof, among others features.
- *Interior:* All interior elements dating from the period of significance (1932 to 1951), including the Herbst Theater (excluding the 1978 mezzanine seats), entry lobby/portico, hallway configuration and corridors (all floors), staircases, Law Library (fourth floor), and bronze and brass fixtures, among other features.

The character-defining features of the Memorial Court include, but are not limited to: the blue and gold ornamental iron fencing, the central lawn encircled by sidewalks, and the ornamental cast-iron lampposts.

Memorial Court

The proposed scope of work at the Memorial Court would not cause a significant adverse impact upon any historic resource or historic fabric, since the project does not impact any built resource or significant landscape features, that contribute to the San Francisco Civic Center Historic District, such as the cast-iron lampposts and ornamental lawns. Furthermore, the proposed work is limited in scope to portions of the site, that have previously been altered since its original date of construction, including the driveway and sidewalks. This work can be considered ordinary maintenance and repair, and is consistent with the Secretary of the Interior's Standards for Rehabilitation. Also, the proposed work on the Memorial Court

⁷ *Secretary of the Interior's Standards Analysis, War Memorial Veterans Building*, July 30, 2009. Page & Turnbull, Inc. A copy of this report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0420E.

would not affect the blue and gold ornamental iron fencing, the central lawn encircled by sidewalks, and the ornamental cast-iron lampposts, identified as character-defining features.

For these reasons, the following discussion focuses only on the proposed work on the Veteran's Building.

Veteran's Building

The Planning Department has determined that the proposed project including the treatment of the Herbst Theater, Main Lobby, interior corridors and overall seismic upgrade, is consistent with all aspects of the Secretary of the Interior's Standards and would not result in a substantial adverse change in the significance of a historical resource. The proposed work, which would be designed, detailed, and constructed in the most sensitive manner possible to avoid physical impacts to the building's character-defining features. In particular, the proposed exterior work would avoid impacts to the granite steps, terracotta exterior, bronze and iron fixtures, and copper mansard roof, among others features. The proposed interior work has been designed to avoid impacts to the Herbst Theater, with the exception of the 1978 mezzanine seats (which were not found to be character-defining); the entry, lobby/portico, hallway configuration and corridors (all floors), staircases, Law Library (fourth floor), and bronze and brass fixtures, among other features. The proposed project would not result in impacts to character-defining features due to the project sponsor's application of the Secretary of the Interior's Standards, discussed in detail, below. Further, the proposed project would not significantly alter the building's interior or exterior appearance or relationship to other resources in the historic district.

Specifically, the Planning Department finds that the proposed project at the Veteran's Building complies with the following treatment standards for rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the subject property's use as a theater and office, and will maintain the area's civic character. The new café and event space uses are consistent with the building's historic purpose as a theater and office.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

In general, the proposed project maintains the historic character of the Veteran's Building and the surrounding Civic Center Historic District, since many of the alterations are planned for the interior of the Veteran's Building and since exterior work is limited to preservation, rehabilitation, and restoration of existing features, such as the steel-sash windows, skylights, and terra cotta. Within the interior, the proposed project would largely avoid removal of historic materials, as evidenced by the extensive plan to repair, rehabilitate, and reinstall many of the existing interior features, such as the electrical switches and faceplates, doors and hardware, and light fixtures. The project would impact the configuration of the west end of the first floor corridor, which would be altered to accommodate a larger dressing room for

the Herbst Theater. The corridor would be altered in such a manner to be easily reversible, and to maintain a semblance of the building's original layout and finishes. To ensure compliance with Standard 2, the project sponsor has proposed that a qualified professional with experience in historic architecture would monitor the alterations to distinctive features and spaces that characterize the subject property.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve conjectural alterations to the subject property. In general, all restoration is based upon historic documentation or retained historic features, such as the restoration of the historic light fixtures in the Main Lobby of the Veteran's Building.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The Veteran's Building has undergone alterations since it was constructed in 1932; however, none of the alterations have acquired significance in their own right. In the Herbst Theater, the removal of the side mezzanine seating does not constitute an alteration that has acquired significance in its own right. These seats were a later alteration to the property constructed in 1978, which is outside the period of significance. Therefore, the proposed project does not involve alterations to the Veteran's Building or Civic Center Historic District, that have acquired significance in their own right.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve all distinctive materials, features, finishes or construction techniques that characterize the subject property, including the historic interior finishes found within the Herbst Theater, Main Lobby, and first floor corridors. As part of the seismic upgrade, the proposed project would strengthen the existing corridor walls on each of the floors either with concrete shear walls or with hollow clay tile bracing. To accommodate this seismic scheme, the proposed project would remove, catalog, clean and reinstall all significant interior features finishes found on each of the floors, including historic wainscots, base molding, wood office partitions, drinking fountains, telephone closets, doors, etc. For any historic plaster impacted by the seismic scheme, new plaster would be designed to match. In general, removal or impact to significant ornamental features would be avoided by the proposed project. Similarly, gilded features would be re-gilded in-kind to match the original color and luster. To ensure compliance with Standard 5, the project sponsor has proposed that a qualified professional with experience in historic architecture would monitor the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project adopts an ethic of repair over replace, and includes repairing many of the historic interior features and finishes, including historic trim, doors and hardware, and light fixtures. Since the original architectural drawings and specifications drafted by architect Arthur Brown Jr. in 1932 are available, any restoration work would be guided by appropriate historic documentation. To ensure compliance with Standard 6, the project sponsor has proposed that a qualified professional with experience in historic architecture would guide the repair and treatment of distinctive features.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project includes an extensive cleaning program for the entire building, which would clean and preserve the historic cast stone, terracotta, and metal elements. To ensure compliance with Standard 7, the project sponsor has proposed that a qualified professional with experience in historic architecture would specify and draft the standards for cleaning as guided by the Carey & Co. Historic Structure Report⁸ and other relevant historic preservation maintenance guidelines.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

Based upon provided information, the proposed project would involve minimal ground disturbance limited to the superficial re-grading for the sidewalk and the re-paving of the driveway; therefore, no archaeological resources would be impacted.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

⁸ Historic Structure Report War Memorial Veterans Building and Memorial Court. Carey & Co., Inc. May 31, 1995. A copy of this report is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2011.0420E.

The proposed project does not involve any new additions. Rather, the proposed project is focused upon the preservation, rehabilitation, and restoration of the Veteran's Building through a seismic upgrade and interior alterations. The proposed project would impact the west end of the first floor corridor and the fourth floor Law Library due to the expansion of the dressing rooms and the introduction of the fourth floor event space. In general, these two alterations would be in keeping with the building's historic character, and would maintain the historic finishes and features. To ensure compliance with Standard 9, the project sponsor has proposed that a qualified professional with experience in historic architecture would guide the design of any new features within these interior spaces.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes a seismic upgrade, which is not typically considered a reversible feature. However, this seismic upgrade would be undertaken in a manner that respects the building's historic character and maintains significant interior features. The seismic upgrade would ensure the longevity of the existing building and would address life safety requirements. Other aspects of the project would maintain and preserve the building's historic fabric, and would maintain the essential form and integrity of the subject property and the surrounding historic district. No new additions are planned for the subject property.

Summary

For the above reasons, the Planning Department has determined that the proposed project is consistent with all aspects of the Secretary of the Interior's Standards and would not result in a substantial adverse change in the significance of a historical resource.⁹ As stated in the HREER, the Department finds that the proposed project would have a less-than-significant impact upon historic resources located on the project site, including the Veteran's Building and the Civic Center Historic District. The project would not impact the historic significance or character-defining features of the Veteran's Building and this property would maintain its eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and under Article 10 of the San Francisco Planning Code. Furthermore, the proposed project would not impact the historic significance or character-defining features of the Civic Center Historic District. Therefore, the proposed project would not result in a significant impact on a historic resource.

The exterior work is subject to a Certificate of Appropriateness and will be reviewed by the Planning Department for approval by the Historic Preservation Commission.

The proposed interior and exterior work on the Veteran's Building is not anticipated to change the status of the building as City Landmark No. 84 and as a contributing resource to the Civic Center Historic District.

⁹ Historic Resource Evaluation Response: War Memorial Veterans Building from Richard Sucre, Preservation Planner to Rachel Schuett, Environmental Planner, dated June 9, 2011. A copy of this memorandum is attached.

CEQA Guidelines Section 15300.2 identifies exceptions to the use of categorical exemptions. The Planning Department has determined that none of the exceptions apply to this project. The project would not make a contribution to cumulative impacts, there are no unusual circumstances that give rise to a reasonable possibility of significant effects and the project will not damage scenic resources. The site is not a hazardous waste site. For the reasons previously stated, the project will not cause a substantial adverse change in the significance of a historical resource.

EXEMPT STATUS:

As noted above, the proposed project meets the criteria for a categorical exemption under Class 1 as a project that will repair and cause minor alterations in an existing facility with negligible or no expansion of use beyond those existing at present. The project also meets the criteria for a categorical exemption under Class 31, as a project limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), Weeks and Grimmer." [CEQA Guidelines Section 15331]

None of the exceptions to the use of a categorical exemption set out in CEQA State Guidelines Section 15300.2 apply. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Rachel Schuett
(415) 575-9030
rachel.schuett@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: Veteran's Building, 401 Van Ness Avenue
Block/Lot: 0786A/001
Case No.: 2011.0420E

Date of Review: June 9, 2011 (Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED:

Submitted May 17, 2011 (by: Department of Public Works,
Bureau of Architecture)

PROJECT DESCRIPTION

The Veteran's Building at 401 Van Ness Avenue is part of the War Memorial Complex, which is located in the Civic Center Historic District. The War Memorial Complex (Landmark No. 84) includes the Veterans Building, Opera House and Memorial Court, and occupies the block bounded by Franklin Street to the west, McAllister Street to the north, Van Ness Avenue to the east, and Grove Street to the south.

The Project Sponsor proposes to rehabilitate, refurbish, and seismically upgrade the War Memorial Veterans Building pursuant to the Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). To ensure compliance with the Secretary of the Interior's Standards for Rehabilitation, the project team would include a qualified historic preservation architect, who meets or exceeds the Secretary of the Interior's Professional Qualification Standards in Historic Architecture. The proposed project would subsequently be reviewed and approved by the San Francisco Planning Department Preservation staff at the 50% Schematic Design Phase, 100% Schematic Design Phase and 25% Design Development Phase. In particular, the Planning Department would review and approve the details of the seismic strengthening scheme and the details/methodology for removing, storing and replacing historic interior finishes.

The project components can be grouped into two categories: exterior work and interior work.

Exterior Work: All exterior work is subject to a Certificate of Appropriateness and must be reviewed and approved by the Historic Preservation Commission.

Veteran's Building: Exterior work is limited to: roof renovation, including replacement of the membrane roof, repair or replacement in-kind of existing skylights; rehabilitation of steel window sashes and replacement of broken or missing glazing; re-grading of the sidewalk; replacement and repair of spalled, de-bonded, and cracked terra-cotta units; "pinning" of structural attachments; removal of stains to granite caused by ferrous and cuprous metals.

Memorial Court: The project includes re-pavement, restriping, and replacement of bollards and chains in the existing parking lot and resurfacing of the driveway on the north side of the Memorial Court. The south side of the driveway was previously completed under a separate project.

Interior Work: The interior work is not subject to a Certificate of Appropriateness and, therefore, is not subject to review and approval by the Historic Preservation Commission. However, the interior is subject to environmental review, since this project involves a publically-accessible interior. Given the building's historical value the project sponsor has proposed that all interior and exterior work would be completed in compliance with the Secretary of the Interior's Standards.

Veteran's Building: Interior project components include: seismic upgrades; upgrades to mechanical (heating, ventilation, air conditioning, fire protection, domestic and drinking water, and computerized building management), electrical (including emergency power supply), and telecommunication cabling systems; elevator renovation, replacement, modification, and removal; replacement of attic catwalks and service platform; accessibility improvements to meet Americans with Disabilities Act (ADA) compliance (path of travel as well as drinking fountains and restrooms); hazardous materials (asbestos and lead) abatement; and new restrooms on all five floors of the building. The proposed project would also refurbish the subject property's historic interior finishes in the publicly accessible areas of the building, including the lighting fixtures in the main lobby. As described in further detail, specific aspects of the interior work include:

Veteran's Building (Herbst Theater): The proposed project would refurbish the Herbst Theatre and the associated dressing rooms. Work within the Herbst Theater would include: stage rigging and controls upgrades; removal of the side mezzanine seating boxes (constructed in 1978); and refurbishment of the Green Room, including restoration of historic finishes, the parquet floor, and the chandeliers.

Veteran's Building (Café): The proposed project would accommodate a new café on the first floor. The café would be located in an area that has been altered from its original condition and which has deemed to be non-contributing to the building's historic significance. The café would

primarily serve the Herbst Theater patrons, as well as employees of/visitors to the War Memorial Veterans Building.

Veteran's Building (Rehearsal/Event Space): The proposed project would accommodate a new rehearsal/event space on the fourth floor. This new event space would be converted from the existing law library, which has been identified as a historic interior. The new rehearsal/event space would be used by the San Francisco Opera approximately half the year, and would be open as a rental space for rehearsals and events the other half of the year. The new rehearsal/event space would retain all significant interior features.

Veteran's Building (Seismic Upgrades): A geotechnical investigation was undertaken for the War Memorial Veterans Building in November 1995, by Rutherford & Chekene Consulting Engineers. The geotechnical investigation concluded that, in the event of a major earthquake, the building could sustain significant damage and pose appreciable life safety hazards to building occupants. A Seismic Hazard Rating of "3" was assigned to the building because the risk of structural and non-structural damage resulting from a major earthquake presents life hazards to occupants. The report outlined recommendations for seismic upgrades, which have been incorporated into the proposed project including:

- The addition of concrete shear walls at various locations throughout the building, including the corridor walls surrounding the Herbst Theatre and at the four main stair wells;
- Strengthening of the existing concrete stage walls by epoxy injecting cracks and increasing wall thickness by reinforced concrete;
- Strengthening of existing perimeter walls in northeast and southeast corners of the building by increasing wall thickness with reinforced concrete;
- Strengthening of diaphragm collectors at all floor levels by adding new steel members;
- Strengthening of third and fourth floor diaphragm by addition of bracing members;
- Strengthening of roof diaphragm by addition of bracing members on all four sides of the building and reinforced concrete at local areas;
- Addition of lateral bracing to the existing plaster ceilings at the Herbst Theatre, the Main Lobby, the main corridors and the Fourth floor;
- Addition of bracing to hollow clay tile walls;
- Provision of adequate support of the stone veneer at Herbst Theatre; and
- Crack repair of walls, floors and the roof through epoxy injection.

PRE-EXISTING HISTORIC RATING / SURVEY

Under the San Francisco Planning Department's *CEQA Review Procedures for Historic Resources*,¹ the Veteran's Building and Memorial Court are considered "Category A.1" (Resources listed on or formally determined to be eligible for the California Register), since the properties are individually designated as Landmark No. 84 in Article 10 of the San Francisco Planning Code,

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, Draft-March 18, 2008. Available at: <http://www.sfgov.org/planning>.

and are contributing resources to the Civic Center Historic District, which is designated as a National Historic Landmark District, a National Register Historic District, a California Register Historic District, and is a locally-designated historic district under Article 10 of the San Francisco Planning Code.

As noted in the National Register documentation, the Veteran's Building and the surrounding San Francisco Civic Center Historic District are significant under National Register Criterion A (Events) and Criterion C (Design/Construction) within the areas of architecture, community planning, politic/government and recreation for its association with Panama-Pacific International Exposition of 1915. Specifically, the San Francisco Civic Center is notable for: the founding of the United Nations; the drafting and signing of the post-WWII peace treaties with Japan; municipal reform movements; post-earthquake reconstruction; early public and city planning; high artistic values as associated with architecture; and one of the finest and most complete manifestations of the "City Beautiful" architectural movement. The period of significance for the district and the subject property ranges from 1913 to 1951.

Therefore, the Veteran's Building and the Memorial Court are considered historic resources pursuant to CEQA.

CHARACTER-DEFINING FEATURES

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

For the purposes of CEQA, the character-defining features of the Veteran's Building include the features documented as "Very Significant," "Significant" and "Contributing" within the diagrams produced by Page & Turnbull in May 2009.

The character-defining features of the Veteran's Building include, but are not limited to:

- *Exterior:* All exterior elements dating from the period of significance (1932 – date of construction of Veteran's Building to 1951 – end of period of significance of historic district), including granite steps, terracotta exterior, bronze and iron fixtures, and copper mansard roof, among others features (See Page & Turnbull, *Significance Diagrams, War Memorial Veterans Building*, May 4, 2009 – On File with Planning Department).
- *Interior:* All interior elements dating from the period of significance (1932 to 1951), including the Herbst Theater (excluding the 1978 mezzanine seats), entry lobby/portico, hallway configuration and corridors (all floors), staircases, Law Library (fourth floor), and bronze and brass fixtures, among other features.

The character-defining features of the Memorial Court include, but are not limited to: blue and gold ornamental iron fencing, central lawn encircled by sidewalks and ornamental cast-iron lampposts.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

To assist in the evaluation of the subject property at 401 Van Ness Avenue, the Project Sponsor provided the following consultant reports:

- ☐ Page & Turnbull, *Secretary of the Interior's Standards Analysis* (dated July 30, 2009)
- ☐ Carey & Co., *Historic Structure Report: Veterans Building* (dated May 31, 1995)

Although the proposed scope of work has changed since the production the publication of the Page & Turnbull report, thus making its findings outdated, the Planning Department concurs the Significance Diagrams drafted by Page & Turnbull (dated May 4, 2009), which update the diagrams provided in the 1995 Historic Structure Report.

Staff finds that the proposed project would have a less-than-significant impact upon historic resources located on the project site, including the Veteran's Building and the Civic Center Historic District. The project would not impact the historic significance or character-defining features of the Veteran's Building and this property would maintain its eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and under Article 10 of the San Francisco Planning Code. Furthermore, the proposed project would not impact the historic significance or character-defining features of the Civic Center Historic District.

Memorial Court

The proposed scope of work at the Memorial Court is considered ordinary maintenance and repair and would not cause a significant adverse impact upon any historic resources or historic fabric, since the project does not impact any built resource or significant landscape features, which contribute to the San Francisco Civic Center Historic District, such as the cast-iron lampposts and ornamental lawns. Furthermore, the proposed work is limited in scope to portions of the site, which have previously been altered since its original date of construction, including the driveway and sidewalks.

Veteran's Building

The Department finds that the project at the Veteran's Building is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would retain the subject property's use as a theater and office, and would maintain the area's civic character. The new café and event space uses are consistent with the building's historic purpose as a theater and office.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

In general, the proposed project maintains the historic character of the Veteran's Building and the surrounding Civic Center Historic District, since many of the alterations are planned for the interior of the Veteran's Building and since exterior work is limited to preservation, rehabilitation, and restoration of existing features, such as the steel-sash windows, skylights, and terra cotta. Within the interior, the proposed project would largely avoid removal of historic materials, as evidenced by the extensive plan to repair, rehabilitate, and reinstall many of the existing interior features, such as the electrical switches and faceplates, doors and hardware, and light fixtures. The project would impact the configuration of the west end of the first floor corridor, which would be altered to accommodate a larger dressing room for the Herbst Theater. The corridor would be altered in such a manner to be easily reversible, and to maintain a semblance of the building's original layout and finishes. To ensure compliance with Standard 2, the project sponsor has proposed that a qualified professional with experience in historic architecture would monitor the alterations to distinctive features and spaces that characterize the subject property.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve conjectural alterations to the subject property. In general, all restoration is based upon historic documentation or retained historic features, such as the restoration of the historic light fixtures in the Main Lobby of the Veteran's Building.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The Veteran's Building has undergone alterations since it was constructed in 1932, however, none of the alterations have acquired significance in their own right. In the Herbst Theater, the removal of the side mezzanine seating does not constitute an alteration that has acquired significance in its own right. These seats were a later alteration to the property constructed in 1978, which is outside the period of significance. Therefore, the proposed project does not involve alterations to the Veteran's Building or Civic Center Historic District, which have acquired significance in their own right.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project would preserve all distinctive materials, features, finishes or construction techniques that characterize the subject property, including the historic interior finishes found within the Herbst Theater, Main Lobby, and first floor corridors. As part of the seismic upgrade, the proposed project would strengthen the existing corridor walls on each of the floors either with concrete shear walls or with hollow clay tile bracing. To accommodate this seismic scheme, the proposed project would remove, catalog, clean and reinstall all significant interior features finishes found on each of the floors, including historic wainscots, base molding, wood office partitions, drinking fountains, telephone closets, doors, etc. For any historic plaster impacted by the seismic scheme, new plaster would be designed to match. In general, removal or impact to significant ornamental features would be avoided by the proposed project. Similarly, gilded features would be re-gilded in-kind to match the original color and luster. To ensure compliance with Standard 5, the project sponsor has proposed that a qualified professional with experience

in historic architecture would monitor the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project adopts an ethic of repair over replace, and includes repairing many of the historic interior features and finishes, including historic trim, doors and hardware, and light fixtures. Since the original architectural drawings and specifications drafted by architect Arthur Brown Jr. in 1932 are available, any restoration work would be guided by appropriate historic documentation. To ensure compliance with Standard 6, the project sponsor has proposed that a qualified professional with experience in historic architecture would guide the repair and treatment of distinctive features.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project includes an extensive cleaning program for the entire building, which would clean and preserve the historic cast stone, terracotta, and metal elements. To ensure compliance with Standard 7, the project sponsor has proposed that a qualified professional with experience in historic architecture would specify and draft the standards for cleaning as guided by the Carey & Co. Historic Structure Report² and other relevant historic preservation maintenance guidelines.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

² Historic Structure Report War Memorial Veterans Building and Memorial Court. Carey & Co., Inc. May 31, 1995.

Based upon provided information, the proposed project would involve minimal ground disturbance limited to the superficial re-grading for the sidewalk and the re-paving of the driveway; therefore, no archaeological resources would be impacted.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project does not involve any new additions. Rather, the proposed project is focused upon the preservation, rehabilitation, and restoration of the Veteran's Building through a seismic upgrade and interior alterations. The proposed project would impact the west end of the first floor corridor and the fourth floor Law Library due to the expansion of the dressing rooms and the introduction of the fourth floor event space. In general, these two alterations would be in keeping with the building's historic character, and would maintain the historic finishes and features. To ensure compliance with Standard 9, the project sponsor has proposed that a qualified professional with experience in historic architecture would guide the design of any new features within these interior spaces.

Therefore, the proposed project does comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes a seismic upgrade, which is not typically considered a reversible feature. However, this seismic upgrade would be undertaken in a manner that respects the building's historic character and maintains significant interior features. The seismic upgrade would ensure the longevity of the existing building and would address life safety requirements. Other aspects of the project would maintain and preserve the building's historic fabric, and would maintain the essential form and integrity of the subject property and the surrounding historic district. No new additions are planned for the subject property.

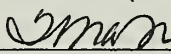
Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project complies with the Secretary of the Interior's Standards for Rehabilitation. To ensure compliance with the Secretary's Standards, the proposed project would be reviewed by the Planning Department Preservation staff as additional details are developed by the Project team.

Therefore, as currently proposed, the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

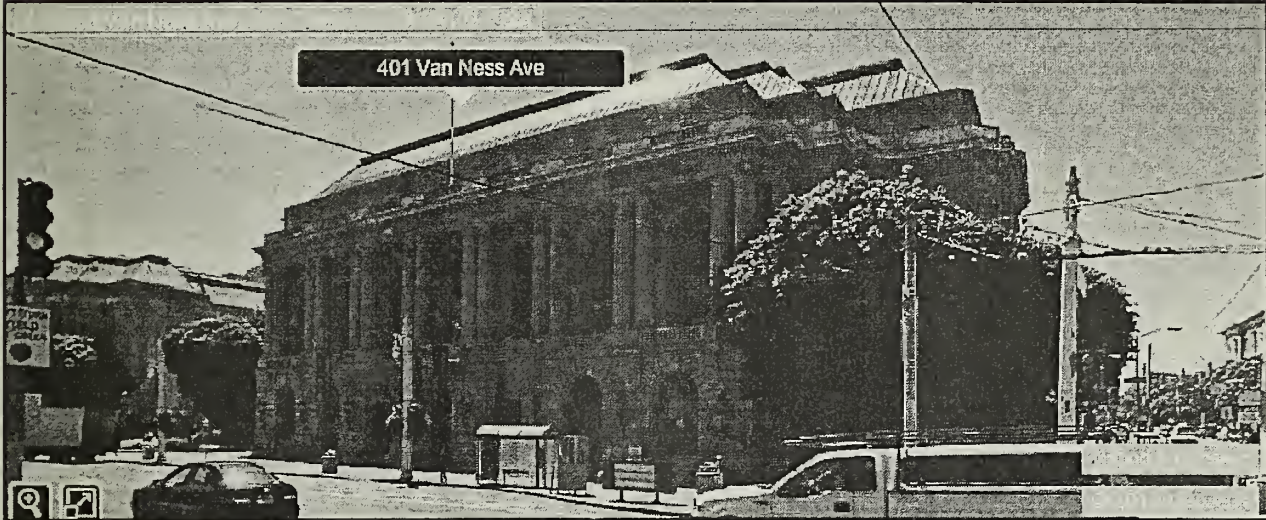
Signature: 
Tina Tam, Senior Preservation Planner

Date: 6-10-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER

SC: G:\Documents\Veterans Building, 401 Van Ness Ave\HRER_401 Van Ness Ave_2011-06-09.doc

IMAGES



401 Van Ness Avenue (View looking southwest)



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2011.0375E

Date: 2/15/11

Address: 305 Bennington

Block/Lot: 5716 019

DOCUMENTS DEPT

JUN 15 2011

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Douglas Siv</u>	Telephone No.	<u>415 720 8599</u>
Address	<u>6202 ALVORD WAY</u>	Fax No.	
	<u>PLEASANTON, CA 94588</u>	Email	<u>Timehonored@gmail.com</u>
Project Contact		Telephone No.	
Company		Fax No.	
Address		Email	

Site Information

Site Address(es):	<u>305 Bradington</u>
Nearest Cross Street(s)	<u>Newman Street</u>
Block(s)/Lot(s)	<u>5716 019</u>
Site Square Footage	<u>LOT = 2570 SF</u>
Present or previous site use	<u>Residential</u>
Community Plan Area (if any)	

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, <u>series of projects</u> , or program? If yes, please describe. <i>Permit 201005031566 upper unit remodel</i>	☒	☐
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1924		1961	
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				

Dwelling units	2		2	
Hotel rooms				
Parking spaces	1		1	
Loading spaces				
Number of buildings	1		1	
Height of building(s)				
Number of stories	2		2	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

6/13/11

N. Moses Correia



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 305 Bennington
Block/Lot: 5716/019
Case No.: 2011.0375E
Date of Review: June 6, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 1,924 square-foot, 2-story, two-family dwelling by rebuilding the ground floor and recladding the facade. The result would be a 1,961 square-foot, two-story, two-family dwelling.

305 Bennington is an asbestos-cement-clad (added in 1947), two-level, two-family (converted from single-family in 1946) residential building constructed in 1895 in a modest Victorian architectural style. The ground floor contains an entryway to the ground-floor unit, and a single-width garage door (added in 1935); the second floor contains a recessed entry, a simple bay window, and a single window. A bracketed entablature follows the profile of the facade and projecting bay window.

PRE-EXISTING HISTORIC RATING / SURVEY

Built in 1895, the property is not included on any historic surveys and it is not listed on the National or California Registers. 305 Bennington is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a regularly shaped 25-foot by 100-foot lot at the east side of Bennington, between Newman Street and Highland Avenue, in the Bernal Heights neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The immediate area consists largely of two and three-story single-family dwellings, generally built between 1890 and 1930. The adjacent building to the north is listed in the 1976 Architectural Survey, and may be an individual historic resource. The disparate architectural character of the buildings on this and the opposite side of the block do not appear to be an eligible historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Design/Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built as a residential property in 1895 is one of a number of buildings of the period located within the Bernal Heights District. There is no indication that the building itself played a significant role in the history or development of San Francisco to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with known owners Julia Derby and Ms. Augusta Hickman. None of the persons associated with the property named above appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

This property has been substantially altered (addition of a garage, changes to the cladding and modification of the entry on the ground and upper floors in the 1930s and 1940s) since it was built as a modest Victorian cottage, and does not contribute to any potential district. The subject property was erected by an unknown builder. There was no architect. The building is not a significant example of any style, period or method of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Workmanship:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Setting:	☐ Retains	☐ Lacks	Association:	☐ Retains	☐ Lacks
Materials:	☐ Retains	☐ Lacks			

The subject building is not eligible for the California Register; therefore and investigation into its integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

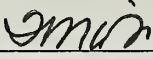
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project. As stated above, the adjacent building to the north is listed on the 1976 Architectural Survey, and may be a historic resource. The proposed project would not affect the setting of that building as it consists of modest alterations in keeping with the existing setting.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 6-10-2011

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

NMC: I:\Cases\2011\2011.0375\Historic Resource Evaluation Report.doc

YD CONSTRUCTION
GENERAL CONTRACTING
415-377-2174





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

MAR 16 2011

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	* ☐ ?	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner of authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

* TO BE
SENT VIA MAIL.

Signed (owner or agent) [Signature]
(For Staff Use Only) Case No. 2011.0287E

GOVERNMENT
DOCUMENTS DEPT

Date: 3.16.11
Address: 4046 25th St
Block/Lot: 6537 / 015

v.8.9.2010

JUN 15 2011

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PUBLIC LIBRARY

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner DAN LUSCHER + LINDAKAY Telephone No. 415 385 2183
 Address 4046 25TH ST BROWN Fax No. danluscher@yahoo.com
SAN FRANCISCO, CA 94114 Email
 Project Contact ANDY RODGERS Telephone No. 415 309 9612
 Company AR DESIGN STUDIO Fax No. 924 2750
 Address 7 LUPINE DR Email ar.design@att.net
CORTE MADERA, CA 94025

Site Information

Site Address(es): 4046 25TH STREET
 Nearest Cross Street(s) SANOMEZ
 Block(s)/Lot(s) 6537 / 015 Zoning District(s) RH-2
 Site Square Footage 2850 Height/Bulk District 40-X
 Present or previous site use RESIDENTIAL
 Community Plan Area (if any)

Project Description - please check all that apply

- ☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost \$360,000

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

(N) 3RD LEVEL LIVING SPACE INCL. 3BR'S + 2 BATHROOMS,
 TO REPLACE (E) ATTIC; (N) MBR BALCONY; (N)
 KITCHEN, HALF BATHROOM, LAUNDRY + DECK ON
 MAIN LEVEL; (N) WINDOWS, DOORS, SIDING,
 ELEC., PLUMBING, HEATING, FOUNDATION,
 DRIVEWAY, EXT. STAIR.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

6/13/11

N. MOSES CORRECTION

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1414	1118	658	1776 SF
Retail —				
Office —				
Industrial —				
Parking				
Other (specify use)				
Total GSF	1414	1118	658	1776 SF

Dwelling units	1	1		1
Hotel rooms —				
Parking spaces	1	1		1
Loading spaces —				
Number of buildings	1	1		1
Height of building(s)	25'		31' ±	
Number of stories	2	2		2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4046 25th Street
Block/Lot: 6537/015
Case No.: 2011.0287E
Date of Review: June 6, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 1,575 square-foot 2 ½ -story single-family dwelling by: (1) re-grading the front setback, constructing new retaining walls and widening the existing driveway; (2) excavating the garage (first floor) level approximately two feet and replacing the foundation; (3) remodeling of the second floor and relocating the front entry from the side to the front and construction new entry stairs; and (4) constructing a new third floor with mezzanine set back fifteen feet from the front building wall. The resulting building will contain one off-street parking space, 552 square feet of unfinished, future living area on the garage level, and 1,776 gross square feet of finished living area, excluding the garage space.

PRE-EXISTING HISTORIC RATING / SURVEY

The original building permit was not located. The Spring Valley Water records indicate that service was connected to the building in September 1891. The property is not included on any historic surveys and it is not listed on the National or California Registers. 4046 25th St. is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the north side of 25th Street between Noe and Sanchez Streets, within an RH-2 (Residential, House, Two-Family) Zoning District in the Noe Valley neighborhood. The residential building, constructed in 1891, appears to have been constructed as part of the early wave of residential development in the area.

While portions of the Noe Valley neighborhood may contain potential historic districts, the immediate blocks surrounding the subject property have not been formally surveyed, and no basis for a potential historic district in the area has been identified. The adjacent block faces are of mixed architectural character, and includes residential buildings with raised entrances and gable roof forms, constructed in the last decade of the 19th century with varying degrees of architectural integrity.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Design/Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1891 is among the 15% of San Francisco's extant building stock that pre-dates the earthquake and fire of 1906. Substantial numbers of these buildings are located in Noe Valley, and, while potential historic districts may seem to exist, few buildings have individual significance under this criterion. No potential historic districts have been identified on the 4000-Block of 25th Street. Based upon the applicant's submittal, there is no information that would suggest that the property was associated with significant events in our local, regional or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with machinist, Collins K. Orton from the time it was erected to 1912; Floyd W. and Jessie Kineo from 1912-1920; Charles and Adelaide Rehn from 1920 to 1940; Joseph and Mary Donnelly from 1940 to 1956; Thomas J. Mulroney from 1956 to 1962. Several owners have been associated with the property since, but are not evaluated because they fall within the past 50 years. None of the above-listed persons appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Neither the architect nor the builder of the subject property is known. Extensive alterations from 1950 have removed façade ornamentation and altered the architectural style such that it does not embody the characteristics of a typical Noe Valley Victorian dwelling of the late 19th century. Major changes include: the addition of a garage, recladding of the exterior walls, changes to the windows and fenestration pattern, and removal of surface ornament. This property could not qualify for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance

criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Workmanship: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into its integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 6-10-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Andy Rodgers, Architect and dated March 2011.

NMC: I:\Cases\2011\2011.0287\Historic Resource Evaluation Response.docx



SUBJECT PROPERTY 4046
25TH ST.

SEPT. 2010



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 4159 - 4163 24th Street
Cross Streets: Castro and Diamond Sts. Block/Lot: 6506/034
Case No. 2011.0439E Permit No. 2010.11.29.5711

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ Class 1 – Existing Facilities: Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ Class 3 – New Construction or Conversion of Small Structures: Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- ☐ Category A: Known Historical Resource Proceed to Step 3.
Preservation Technical Specialist Review
- ☒ Category B: Potential Historical Resource Proceed to Step 3.
- ☐ Category C: Not a Historical Resource Proceed to Step 4.
No Further Historical Resource Review Required.

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JUN 20 2011

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STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 11-22-2010

- ☒ Project falls within the scope of work described below. Proceed to Step 4. No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. Proceed to Step 4. Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
mes	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
mes	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: The building would be raised 18" a minimal amount that would retain the building's scale relative to its context. Ground floor alterations would not result in the loss of character defining features.

Planner Name: Michael Smith

Signature: [Signature]

Date: 6-16-11

Preservation Technical Specialist Name: "

Signature: " Date: "

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

RECEIVED

APR 18 2011

Environmental Evaluation Application CITY & COUNTY OF S.F. PLANNING DEPARTMENT M E A

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Ken Guan
(For Staff Use Only) Case No. 2011.0459E

Date: 3/25/11
Address: 4159-4163 24th ST, SF, CA
Block/Lot: 6506/034

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Ronald Vanini Telephone No. 510-821-5509
 Address 4163 24th St. Fax No. _____
SF CA 94114 Email pathahead@yahoo.com
 Project Contact Ken Guan Telephone No. 415-810-9367
 Company KG Associates Fax No. _____
 Address 1425 Cayuga Ave Email k_guan@shcglobal.net
SF, CA 94112

Site Information

Site Address(es): 4159-4163 24th St. SF CA 94114
 Nearest Cross Street(s) Diamond St & Castro St.
 Block(s)/Lot(s) 6506 / 034 Zoning District(s) 24th - NOE
 Site Square Footage 3,419 SF Height/Bulk District 40 - X
 Present or previous site use _____
 Community Plan Area (if any) _____

Project Description - please check all that apply

☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Raise (E) Building Estimated Cost \$ 75,000

Describe proposed use up 1'-6". One New Commercial Unit & One New

Narrative project description. Please summarize and describe the purpose of the project. Residential Unit on G/F.

(I) Existing Height = 32'-6"

Existing Use : Apartment

Existing Gross Square Footage : 5,866 SF

Number of Off-Street Parking : 0

(II) Proposed Height : 34'-0"

Proposed Use : Apartment / Commercial

Proposed Gross Square Footage : 5,866 SF

Number of off-Street Parking : 0

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA). A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3,940	3,940	1,276	5,216
Retail	N/A	N/A	650	650
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	N/A	N/A	N/A	N/A
Other (specify use)	1,926 (Vacant lot G/F)	Ø	Ø	Ø
Total GSF	5,866 SF			5,866 SF

Dwelling units	4	4	1	5
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	N/A	N/A	N/A	N/A
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	1	1
Height of building(s)	32'-6"	32'-6"	1'-6"	34'-0"
Number of stories	3	3	N/A	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(1)
M. E. Smith
6-16-2011

4159-4163 24TH STREET: FRONT FACADE AND NEIGHBORHOOD



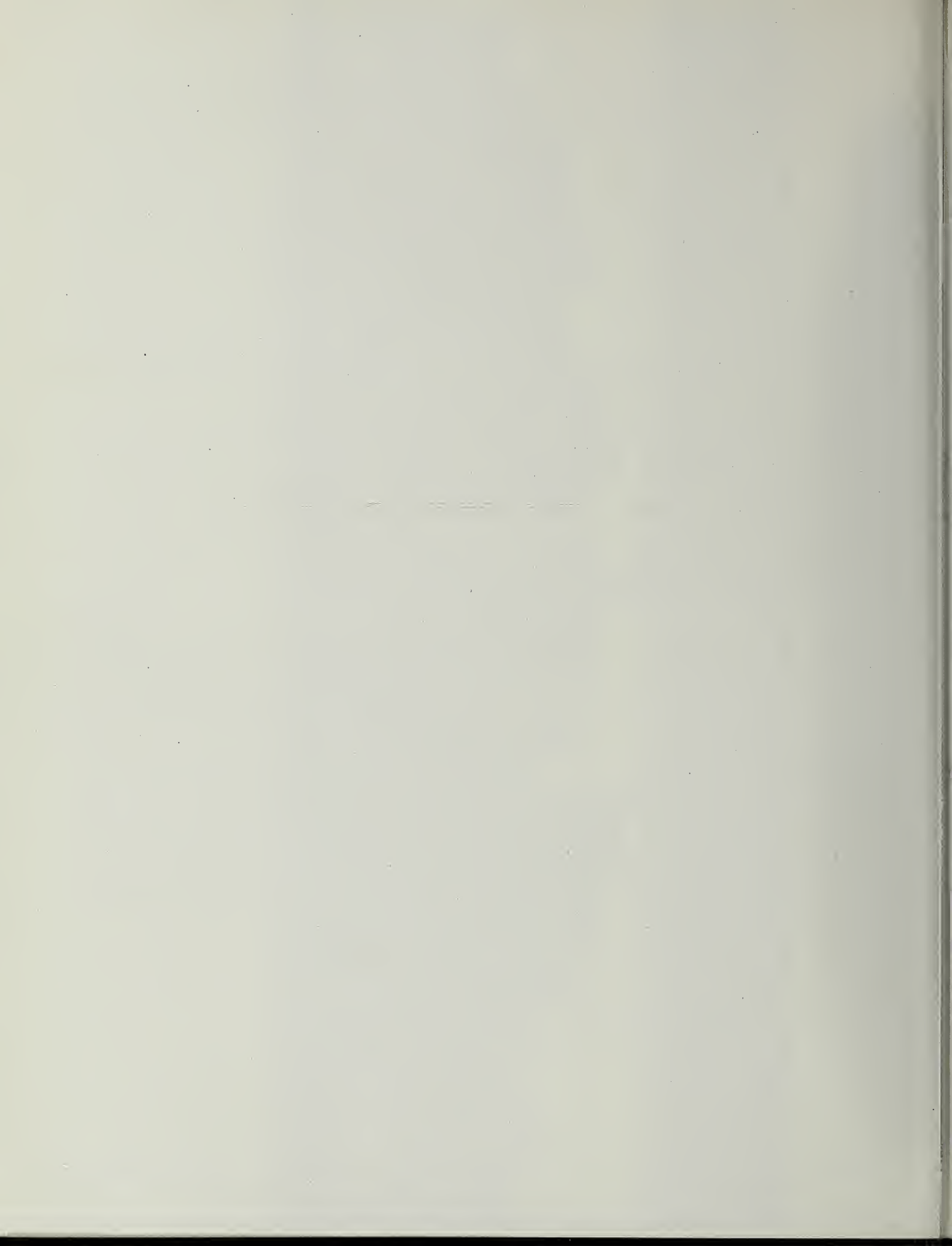
LEFT



FRONT



RIGHT





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

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Brett Bollinger
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San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2011.0470E

Date:

1-5-20

Address:

4335 LINCOLN WAY

Block/Lot:

1706/045

DOCUMENTS DEPT

JUN 24 2011

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Bahman Ghassemzadeh</u>	Telephone No.	<u>650-678-0234</u>
Address	<u>4335 Lincoln Way</u>	Fax No.	<u></u>
	<u>San Francisco, Ca 94122</u>	Email	<u>bghassemzadeh@gmail.com</u>
Project Contact	<u>Bahman Ghassemzadeh</u>	Telephone No.	<u>650-678-0234</u>
Company	<u>BGA Consulting Engineers</u>	Fax No.	<u></u>
Address	<u>3044 Greenoak Ct</u>	Email	<u>bghassemzadeh@gmail.com</u>
	<u>San Mateo, Ca 94401</u>		<u></u>

Site Information

Site Address(es):	<u>4335 Lincoln Way</u>		
Nearest Cross Street(s)	<u>45th Avenue</u>		
Block(s)/Lot(s)	<u>1706-045</u>	Zoning District(s)	<u>RH2</u>
Site Square Footage	<u>2500 sq. ft.</u>	Height/Bulk District	<u>40-x</u>
Present or previous site use	<u>Single Family Home</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$500,000</u>

Describe proposed use Proposed 2 Unit Residential

Narrative project description. Please summarize and describe the purpose of the project.

Existing Height: ±18'-0"Existing Use: Single Family HomeExisting gross square footage: 1125 Sq. Ft.Existing number of off-street parking: 0Proposed Height: 33'-0"Proposed Use: 2 Unit ResidentialProposed gross square footage: 4,445 Sq FtProposed number of off-street parking: 2

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	900	900	2765	3665
Retail	N.A.	N.A.	N.A.	N.A.
Office	N.A.	N.A.	N.A.	N.A.
Industrial	N.A.	N.A.	N.A.	N.A.
Parking	225	225	555	780
Other (specify use)	N.A.	N.A.	N.A.	N.A.
Total GSF	1125	1125	3320	4445

Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	±18'-0"	±10'-0"	23'-0"	33'-0"
Number of stories	1 over garage	1 over garage	2	3 over garage

Please describe any additional project features that are not included in this table:

Please see attached documents.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
 CLASS 3: NEW CONSTRUCTION OF SMALL STRUCTURE (2-UNIT DWELLING)
 IN URBANIZED AREA. AM 6/17/11
 Approved Planning Dept. Matt Weisbaum, Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: 4335 Lincoln Way
Block/Lot: 1706/045
Case No.: 2011.0470E

Date of Review: June 6, 2011 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

4335 Lincoln Way is a single-family dwelling (cottage) that was constructed in 1920, according to records of the Assessor and the Department of Building Inspection (DBI). The original owner and builder was listed as G.W. Hermann and no architect was listed in DBI records. The subject building is a single-story over raised basement, wood-frame cottage with a concrete foundation and a hipped roof. It lacks a discernible architectural style. It is located on the south side of Lincoln Way, between 44th and 45th Avenues, on a lot that is 25 feet wide and 100 feet deep. The house is set back from the front and side lot lines. The house is elevated approximately one story above the grade of the street, and is situated on top of a raised basement/automobile garage level that is built out to the front and side property lines. The automobile garage was constructed of concrete in 1929 and/or 1937, according to DBI records. Architectural features of the property include: concrete steps and brick retaining wall at the east side; automobile garage with a sectional overhead door and triangular parapet at the center and west side; plain stucco facing on primary façade surfaces; enclosed front porch; vinyl and aluminum windows; hipped roof with shallow eaves and a small terra cotta chimney; a rectangular rear addition; and a portico with an angular shape located between the east side exterior wall and the adjacent building to the east. A separate detached, plywood board-and-batten accessory structure (shed) is located at the rear of the lot, and it appears to have been constructed in or after 1920.

The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The subject property is not located within any designated historic districts. The property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1920 and more than 50 years of age).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property consists of two- and three-story residential buildings (single-family dwellings and flats) that were constructed at various times during the 20th century. Architectural styles that are present in this area include Period Revival, Modern, and vernacular variations of these styles. The area does not exhibit a single predominant architectural character. The area contains a typical rectangular urban block/lot layout. Residential buildings are typically set back a few feet from the front lot lines, on long narrow lots with minimal or no side yards.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register of Historical Resources (California Register) criteria, Department staff finds that the subject property (4335 Lincoln Way) does not appear to be eligible for inclusion in the California Register as an individual historic resource or as a contributor to a historic district.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

- ☐ Supplemental Information Form for Historical Resource Evaluation dated January 3, 2010, and prepared by Bahman Ghassemzadeh.

Staff has reviewed the report. In addition, staff has conducted additional research and analysis in order to complete the evaluation of the property and the project.

Included is an evaluation of the subject property (4335 Lincoln Way), which is not eligible for the California Register of Historical Resources, based on the following criteria:

Criterion 1 - Event:

☐ Yes

☒ No

☐ Unable to determine

Criterion 2 - Persons:

☐ Yes

☒ No

☐ Unable to determine

Criterion 3 - Architecture: ☐ Yes ☒ No ☐ Unable to determine
Criterion 4 - Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
Period(s) of Significance: None

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4335 Lincoln Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the house in 1920, the automobile garage in 1929 and/or 1937 (apparently for the use of owner/resident Joseph Spencer, a painter), and the accessory structure (shed) in or after 1920, are not known to have been important events, and are not known to have been related to any important broad cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4335 Lincoln Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The original owner and builder of the subject property, G.W. Hermann, and the historic owner who was apparently responsible for the improvements at the raised basement/automobile garage, painter Joseph Spencer, are not known to have been important individuals. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4335 Lincoln Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 3 (Architecture). Visual inspection does not identify distinctive characteristics, such as materials, features, designs, or craftsmanship, which embody a type, period, region, or method of construction. No architect is known, and the builder (G.W. Hermann) is not known to be a master. The property is a typical example of vernacular construction that does not possess high artistic values. The subject property is therefore determined not to be eligible under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 4335 Lincoln Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential). This criterion is typically associated with archaeological resources, which are not known or believed to be present at the subject property. Furthermore, the subject property is not an example of a rare construction type that might provide information important to understanding the built environment.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject property at 4335 Lincoln Way was determined not to be significant under the California Register criteria, and therefore an analysis of integrity is not applicable. However, it may be noted that the subject property has been affected by alterations that include: construction of a concrete automobile garage at the raised basement level (resulting in a two-level property); re-facing of the cottage's exterior walls in stucco, asbestos, and/or vinyl siding; replacement/reconfiguration of windows; replacement of roofing; and enclosure of the porch.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property at 4335 Lincoln Way was determined not to be significant under the California Register criteria, and therefore an analysis of character-defining features is not applicable.

CEQA HISTORIC RESOURCE DETERMINATION

☒ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

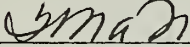
☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☐ Historic Resource Present

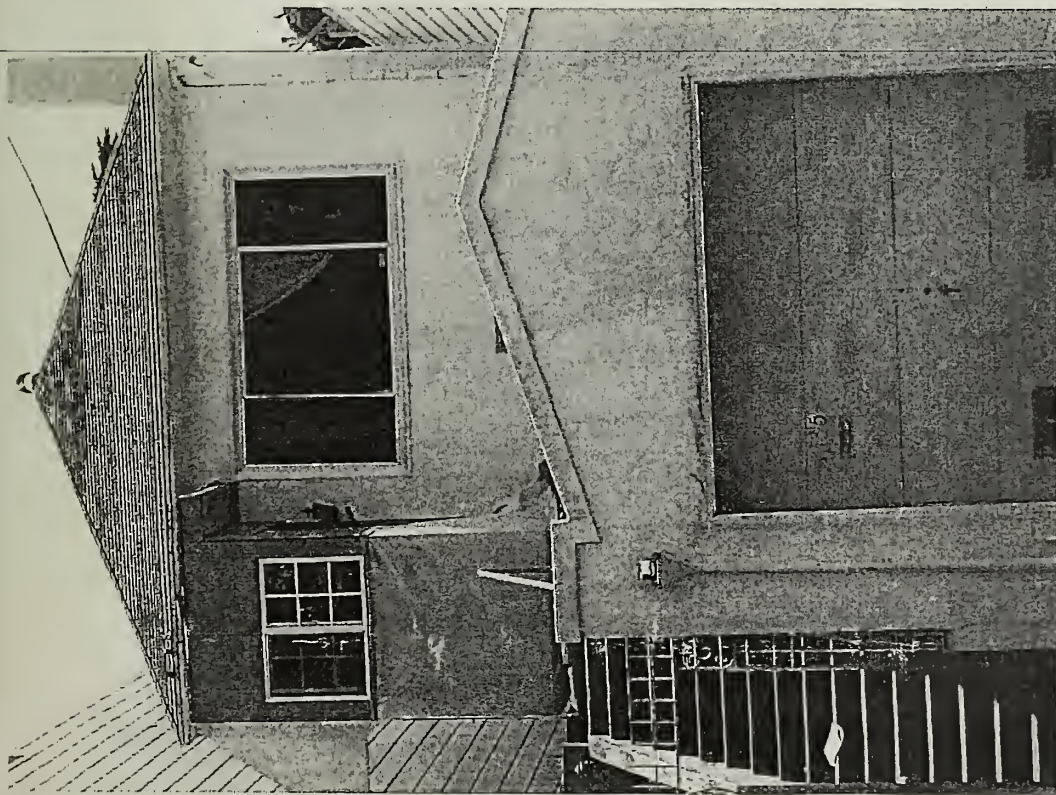
If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 6-16-2011





4335 unknown why



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0200E
Project Title: 2925 Lincoln Way
Zoning: RH-1D (Residential, House, Single-Family, Detached),
40-X Height and Bulk District
Block/Lot: 1720/044
Lot Size: 2,744 square feet
Project Sponsor: Reynaldo Royo (650) 922-8326
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project involves the alteration of the existing 2,367 square-foot, 2 ½-story single-family dwelling by adding a partial third floor set back from the front (north) and east side elevations. The street elevation would appear as a gable and dormer, and all street-facing windows would be wood, or wood-clad sash. The result would be a 2,990 square-foot, three-story, single-family dwelling. The subject building measures approximately 28' above grade; with the proposed alterations and additions, the subject building would measure approximately 30' in height above grade.

The project site is located on the south side of Lincoln Way between 30th and 31st Avenues, on a block bounded by Irving Street to the west in the Parkway Terrace neighborhood of the Sunset District.

EXEMPT STATUS:

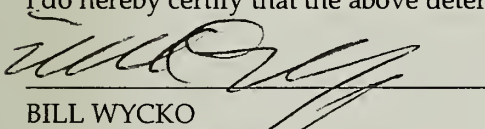
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

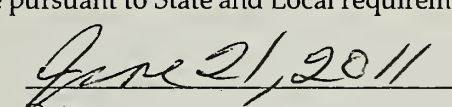
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

CC: Reynaldo Royo, Project Contact, Historic Preservation List, Bulletin Board, Delvin Washington, SW Quadrant
Exemption / Exclusion File, Supervisor Carmen Chu

GOVERNMENT
DOCUMENTS DEPT

JUN 29 2011

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is a contributor to what appears to be a potential historic district. The existing building on the project site was constructed in 1924, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HREER) Memorandum (attached), the 2925 Lincoln Way property appears eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it appears to have specific architectural characteristics that definitively embody the bungalow with period-revival styling residential building style typical of early residential development in the Parkway Terrace neighborhood. The subject property is also associated with noted artist Virgil Nahl as his home and studio from 1926 to 1936. The subject building appears eligible for inclusion on the California Register.¹

The subject property located at 2925 Lincoln Way appears to be a contributor to the Parkway Terrace California Register-eligible historic district with a period of significance from 1915 to 1926. As noted in the attached HREER, the subject property was constructed as a two-story, single-family bungalow in 1924. The subject building appears to be consistent with the pattern of architectural style, scale, and pattern of development that embodies the period of significance for what appears to be a potential historic district for the purposes of CEQA review.

The subject building is a two-story, wood-frame, single-family building constructed in a period-revival architectural style. The house is set back from the sidewalk, and features a small front garden. It appears that buildings in Parkway Terrace, including the subject building, retain sufficient integrity to convey their architectural significance as contributors to a potential historic district. The subject building contributes to the historic significance of the immediate area through its integrity of location, design, association, setting, feeling, workmanship and materials.

As noted above, plans submitted by the project sponsor indicate that the proposed project would include adding a partial third floor set back from the front (north) and east side elevations. The street elevation would continue to appear as a gable and dormer, and all street-facing windows would be wood, or wood-clad sash.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:²

Applicable Secretary of the Interior's Standards (for plans dated 2/11/2011, and revised on 6/9/2011):

¹ Memorandum from Moses Corrette, Preservation Technical Specialist, to Environmental Planning, June 13, 2011.

² Ibid.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

As proposed, the project would rebuild the distinctive steeply-pitched roof form with shed dormer over the entryway, and construct a vertical addition of contemporary design in its place. The reconstruction of this feature is consistent with this Standard.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As proposed, the project would replicate the character-defining feature of the pitched roof form with compatible materials of the subject building and the district, and is consistent with the massing found in the area.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Although not identified as an impact, the vertical addition could be removed, and the roof form reconstructed without affecting the essential form and integrity of the property.

The proposed project would involve the addition of approximately 623 square feet to the existing 2,367 square foot building. With the addition, the building would be approximately 2,990 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area. As proposed, the approximately 623 square foot addition measures less than 50% of the existing 2,367 square feet, and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2925 Lincoln Way
Block/Lot: 1720/44
Case No.: 2011.0200E
Date of Review: June 13, 2011
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the existing 2,367 square-foot, 2 ½-story single-family dwelling by adding a partial third floor set back from the front (north) and east side elevations. The street elevation will appear as a gable and dormer, and all street-facing windows will be wood, or wood-clad sash. The result would be a 2,990 square-foot, three-story, single-family dwelling.

2925 Lincoln Way is a stucco-clad, two-level (living area above garage), single-family residential building constructed in 1924 in a Mediterranean-Revival / Dutch Colonial architectural style. The ground floor contains a centered single-width garage door; the second floor contains a pair of square window openings with modern replacement sash. A cross-gable with forward-facing shed dormer completes the main façade. A set of masonry stairs leads up to the main entrance on the side of the building at the second level. A second cross gable with shed dormer is prominent on this secondary elevation.

PRE-EXISTING HISTORIC RATING / SURVEY

Built in 1924, the property is not included on any historic surveys and it is not listed on the National or California Registers. 2925 Lincoln Way is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a regularly shaped 30 foot by 90 foot lot at the south side of Lincoln Way, between 30th and 31st Avenues, in the Parkway Terrace neighborhood of the Sunset District. Golden Gate Park is on the opposite side of Lincoln Way from the subject lot. The property is located within a RH-1-D (Residential, House, Single-Family-Detached) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of two and three-story single-family dwellings, built between 1915 and 1926.

While there has not been a formal survey, the Parkway Terrace subdivision, bound by Lincoln Way to the north, Irving Street to the south, of 26th Avenue to the east, and 32nd Avenue to the west appears to be eligible for listing on the California Register as a historic district. Based upon the information submitted, Parkway Terrace is a coherent group of freestanding single-family buildings built between 1915 and 1926,

each on wide lots with generous side setbacks and designed with a consistent scale and materials and architectural style. It should be noted that the Parkway Terrace subdivision contains some individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☒ Yes ☐ No ☐ Unable to determine
Design/Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.

District or Context: ☒ Yes, may contribute to a potential district or significant context

If Yes; Period of significance: The subject property located at 2925 Lincoln Way appears to be a contributor to the Parkway Terrace California Register-eligible historic district with a period of significance from 1915 to 1926. The Parkway Terrace area would be eligible for listing as a contributor under Criterion 3 (Design/Architecture), and as an individual historic resource under Criterion 2 (Persons).

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1924 is one of a number of buildings scattered throughout the western San Francisco neighborhoods that followed new transportation routes in the late 1910s. This property type identification does not constitute a significant association to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with Edna C. and Virgil T. Nahl from 1926 to 1936. Virgil Nahl was an artist, born in Alameda, CA on Aug. 30, 1876, the son of Hugo W. Arthur Nahl. Virgil began art studies under his father and continued at UC Berkeley where he was quarterback on the varsity team. Athletically inclined, for several years he was amateur lightweight boxing champ of the West Coast. Although he painted portraits and landscapes, he rarely sold them, preferring instead to give them to friends. Best known as an illustrator, he was a staff artist for the San Francisco Examiner for 32 years. Nahl died in San Francisco on Feb. 9, 1930. Nahl was a member of the Olympic Club, and exhibited his work at the San Francisco Newspaper Artists gallery; his works are held in the Oakland Museum; and the Society of Calif. Pioneers. According to City Directories, 2925 Lincoln was not only his home, but also functioned as his studio.

Virgil Nahl appears to have been important in local history, as a commercial artist that could qualify this property as an individual historic resource for listing on the California Register based upon the information above.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property does not seem to be individually significant for its architectural style, as it is a modest example of a freestanding bungalow with period-revival styling.

However, the subject building appears to be eligible for inclusion in the California Register under Criterion 3 as a contributor to the Parkway Terrace California Register-eligible historic district that is associated with Fernando Nelson, a locally significant developer. Although known as a Victorian builder (see "Victoria's Legacy," by Judith Waldhorn), Fernando Nelson and his sons are credited with constructing 4,000 homes in San Francisco from 1876 through the post World War II period. He built Victorians in the Mission and Castro districts during the 1870s, 1880s, and 1890s, adopting to the prevailing tastes of the day while adding a few signature details of his own. He was not an architect and borrowed freely from others in building modest homes for working-class families.¹ In the early 20th century, he focused on developments in the western part of San Francisco including large tracts in the Sunset and Richmond neighborhoods.

Promoted as a "residential park", Nelson advertised that he would sell the homes of Parkway Terrace only to whites. Some of the properties, especially those bordering Golden Gate Park, are striking with their hints of country hunting lodges, Tudor cottages, castle battlements--all perched on small rises from the sidewalk. The lower-priced and humbler offerings of the "terrace" stretch down the avenues toward Irving Street.² Parkway Terrace is Fernando Nelson's most recognizable and successful attempt at creating a garden park or "residential park" development within the western part of San Francisco.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

Based upon a review of information in our records, the subject property is not significant under Criterion D (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion D, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

¹ Western Neighborhoods Project, <http://www.outsidelands.org/nelson.php> Accessed on April 25, 2011.

² Western Neighborhoods Project: http://www.outsidelands.org/parkway_terrace.php Accessed on April 25, 2011.

Location: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Workmanship: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks

Although the property's design was diminished by the removal of the original wood windows, the property has retained all other aspects of historic integrity and continues to convey its historical significance as an individual historic resource and as a contributor to a California Register-Eligible Parkway Terrace Historic District.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Applicable Secretary of the Interior's Standards (for plans dated 2/11/2011, and revised on 6/9/2011):

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

As proposed, the project would rebuild the distinctive steeply-pitched roof form with shed dormer over the entryway, and construct a vertical addition of contemporary design in its place. The reconstruction of this feature is consistent with this Standard.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

As proposed, the project would replicate the character-defining feature of the pitched roof form with compatible materials of the subject building and the district, and is consistent with the massing found in the area.

10. *New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Although not identified as an impact, the vertical addition could be removed, and the roof form reconstructed without affecting the essential form and integrity of the property.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

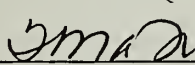
The character-defining features of the Parkway Terrace Subdivision include detached dwellings with front setbacks, steeply-pitched roof forms with shed dormers, and period-revival styles in either wood or stucco.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

As designed, the proposed project would not have an adverse affect on adjacent contributory resources within the California Register-eligible Parkway Terrace Historic District. The proposed design would maintain the design and workmanship of this building, and not affect the setting of the district by maintaining the scale of the other contributory buildings as described under Section 4 in this report.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 6-16-2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Gerald T. Takano, TBA West dated April 4, 2011.

NMC: I:\Cases\2011\2011.0200\Historic Resource Evaluation Report.doc



Subject





SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information

PROJECT ADDRESS	BLOCK/LOT(S)
33 26 th Avenue	1305 / 004
CASE NO.	PERMIT NO.
2011.0315E	2011.0218.0572
PLANS DATED	
6/2/GOVERNMENT	

DOCUMENTS DEPT

STEP 1 EXEMPTION CLASS

JUL 21 2011

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use in R districts, if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) new single family residences or six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE: **SAN FRANCISCO PUBLIC LIBRARY**
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If condition applies, please initial.

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or five (5) feet in non-archeological sensitive areas?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Topography

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect pedestrian or bicycle safety (hazards) or the adequacy of nearby pedestrian or bicycle facilities?

Phase I Environmental Site Assessment required for CEQA clearance

_____ **Hazardous Materials:** Would the project involve 1) change of use and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities)?

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwelling, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: MEA ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

NOTE:
If ANY box is initialed in STEP 2, Environmental Planner MUST review & initial below. (If not, go to STEP 3)

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Environmental Planner and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following:

- ☐ Category A: Known Historical Resource (Refer to *Preservation Bulletin 16*) **GO TO STEP 5**
- ☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- ☐ Category C: Not a Historical Resource **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by ALL Planners)

If condition applies, please initial.

- _____ 1. **Interior alterations.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 2. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- ✓ _____ 3. **Window replacement** that meets the Department's *Window Replacement Standards*. *Side replacement*
- _____ 4. **Garage Opening** that meets the *Guidelines for Adding Garages and Curb Cuts* (not including storefront window alterations).
- _____ 5. **Deck or terrace construction** that is not visible from any immediately adjacent public right-of-way.
- _____ 6. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 7. **Dormer Installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 8. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:

- ☐ Project is not listed:
GO TO STEP 3
- ☐ Project does not conform to the scopes of work:
GO TO STEP 5
- ☐ Project involves 4 or more work descriptions:
GO TO STEP 5
- ☐ Project involves less than 4 work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4.
- _____ 2. **Interior alterations to publicly-accessible spaces.**
- ⓑ ✓ _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. **Sign installation** that does not remove, alter, or obscure character-defining features such as cladding, ornament, or transom windows.

5. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

6. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

7. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

8. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

9. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

Primary Façade alterations:

① 3rd Floor → drop sills at existing tripartite windows. leave 1' at base.

10. **Reclassification of property status** to Category C

Specify:

② Add 2 new window openings at 3rd floor.

③ modify basement windows → lengthen slightly.

④ Add modify window at 3rd floor side.

* Requires initial by senior Preservation Planner

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0946E
Project Title: 1740 Jones Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District,
40-X Height and Bulk District
Block/Lot: 0150/012
Lot Size: 2513.26 square feet
Project Sponsor: David Thompson, Thompson Studio Architects
(415) 550-3080
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

28/11
The proposed project involves exterior and interior alterations to the subject building at 1740 Jones Street, which is a three-story, wood-frame, single-family dwelling that was built in 1915 in the Spanish Colonial Revival architectural style. 1740 Jones Street is located on the east side of Jones Street, between Vallejo Street and Broadway. The proposed project includes: (1) Expansion/excavation of the interior automobile garage and insertion of a second automobile garage opening at street level of the primary (front) façade (also involving the reconstruction of the existing front retaining/site wall and replacement of the existing garage door); (2) Insertion of an exterior doorway on the primary (front) façade that provides access between the (interior) first living floor and the (exterior) deck level above the automobile garage; (3) renovation and improvement to the deck area located above the automobile garage, including replacement of landscaping (plantings); (4) "in-kind" replacement of deteriorated wood sash casement windows on the primary (front) façade; (5) "in-kind" repair/replacement of smooth plaster (stucco) wall surfaces on the primary (front) façade; (6) replacement of floor tiles at the upper story terrace; (7) removal of a chimney, insertion of doors and windows, and installation of a new fire escape with rooftop access at the rear elevation (which is not visible from the street); and (8) interior remodeling that includes installation of an elevator.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

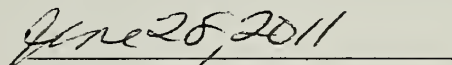
See reverse side.

JUL -6 2011

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

SAN FRANCISCO
PUBLIC LIBRARY

CC: Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor Chiu, District 3

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource, because it is currently listed in the National Register of Historic Places and the California Register of Historical Resources as a contributor to the Russian Hill/Vallejo Street Crest Historic District. The Planning Department also determined that the building appears to be eligible for individual listing on the California Register of Historical Resources, because it is associated with a person important in history, and because it is representative of the work of a master architect. According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category A.1" property (Resources listed on or formally eligible for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because the subject building is listed in the California Register of Historical Resources.

1740 Jones Street is a single-family dwelling that was constructed in 1915 in the Spanish Colonial Revival architectural style. Building permit records indicate the architect was Charles W. McCall, the builder was M. Marcussen, and the owner was H.P. Livermore. Notable architectural features of the subject building include: plaster (stucco) exterior walls with flat, smooth surfaces and minimal applied ornamentation; simple recessed openings for doors and windows with minimal or no surrounding detail; sloping, broken rooflines with overhanging eaves, exposed rafters, and Spanish tile accents; terraces and recessed balconies at multiple levels; portico with Tuscan columns; regular fenestration pattern with wood casement windows; and landscaping (plantings) at the street and terrace levels. 1740 Jones Street (as well as related nearby buildings located on the east side of Jones Street, including: 1728, 1730, and 1742 Jones Street; 1085 Vallejo Street; and 1, 3, 5, and 7 Russian Hill Place) is located within the Russian Hill/Vallejo Street Crest District, which is listed in the National Register of Historic Places and in the California Register of Historical Resources. The historic district's period of significance began in 1888 and ended in 1941.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The subject building was originally constructed as a single-family dwelling. As proposed, the subject building would remain a single-family dwelling.
- The proposed project would retain the historic character of the property, as well as its eligibility for listing in the National Register of Historic Places and the California Register of Historical Resources. The exterior character-defining features of the building would be retained, preserved, and/or repaired.
- No conjectural features would be added as part of the proposed project.

- New construction is compatible with the existing historic building, and is clearly differentiated from the existing building.
- Distinctive features, finishes, and construction techniques would not be significantly impacted by the proposed project.
- New construction would not affect the overall historic integrity of the property, and may be removed in the future.

The proposed project would involve the addition of approximately 589 square feet to the existing building, which is currently 3,236 square feet. With the addition, the building would be approximately 4,115 square feet in size. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures. As proposed, the addition is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1 [State CEQA Guidelines Section 15301(e)(1)].

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary's *Standards*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
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Preservation Planner: Matt Weintraub
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Project Address: 1740 Jones Street
Block/Lot: 0150/012
Case No.: 2010.0946E

Date of Review: May 31, 2011 (Part I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

1740 Jones Street is a single-family dwelling that was constructed in 1915, according to copies of original construction permits that are found in the records of the Department of Building Inspection (DBI), and according to copies of water tap records of the Spring Valley Water Co. that are found in the records of the Public Utilities Commission (PUC). Assessor information also indicates "year built" as 1915. On the original construction permit, the architect is listed as Charles W. McCall, the builder is listed as M. Marcussen, and the owner is listed as H.P. Livermore. The subject building at 1740 Jones Street is a three-story with basement, wood-frame structure with a concrete foundation and a combination gable/flat roof, designed in the Spanish Colonial Revival architectural style. Notable architectural features of the subject building include: plaster (stucco) exterior walls with flat, smooth surfaces and minimal applied ornamentation; simple recessed openings for doors and windows with minimal or no surrounding detail; sloping, broken rooflines with overhanging eaves, exposed rafters, and Spanish tile accents; terraces and recessed balconies at multiple levels; portico with Tuscan columns; regular fenestration pattern with wood casement windows; and landscaping (plantings) at the street and terrace levels.

The subject building at 1740 Jones Street is located on the east side of Jones Street, between Vallejo Street and Broadway. The subject building is located on a slightly irregular lot that is 42.667 feet wide at the front (west) lot line, 43.646 feet wide at the rear (east) lot line, and 58.75 feet deep. The north side lot line includes a slight jog (0.979 feet) at the rear half the lot that results in the slightly irregular shape, which is not visually evident from the front of the property. The subject building is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 1740 Jones Street is currently listed in the National Register of Historic Places ("National Register") and in the California Register of Historical Resources ("California Register") as a contributing property to the Russian Hill/Vallejo Street Crest Historic District. The subject building was also included in the Department's 1976 Architectural Survey with a rating of "2" (on a scale that ranged from a "high" score of 5 to a "low" score of -2). The 1976 Architectural Survey assessed the subject building as part of a contiguous group of buildings that also included 1742 Jones Street (which is located adjacent to 1740 Jones Street with a matching design) and 1085 Vallejo Street. In addition, the subject building was described as part of a historically and architecturally important group of buildings in *Here Today* (1968) by the Junior League of San Francisco.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject building is considered to be a "Category A.1" property (Resources listed on or formally eligible for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because the subject building is listed in the California Register:

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area around the subject building at 1740 Jones Street consists primarily of multiple-story residential buildings. On the west side of Jones Street, the subject building at 1740 Jones Street is the southernmost property in an unbroken row of large single-family houses that are consistent in scale, design, and style. According to *Here Today* (page 49): "The seven tile-roofed, Mediterranean-style villas [at 1740 and 1742 Jones Street, 1085 Vallejo Street, and 1, 3, 5, and 7 Russian Hill Place] were all built in 1915-1916... Altogether, the development is one of the most successful of its kind attempted in San Francisco." The consistent development pattern also extends directly south of the subject building at 1740 Jones Street, where two similar semi-attached "Mediterranean-style villas" (1728 and 1730 Jones Street) are located adjacent to the subject property. On the west side of Jones Street, across the street from the subject building, properties consist primarily of multiple-story, multiple-family residential structures that were constructed in the early 20th century in Edwardian-era architectural styles.

The subject building at 1740 Jones Street (as well as related nearby buildings located on the east side of Jones Street, including: 1728, 1730, and 1742 Jones Street; 1085 Vallejo Street; and 1, 3, 5, and 7 Russian Hill Place) is located within the Russian Hill/Vallejo Street Crest District, which is listed in the National Register and in the California Register. The historic district's period of significance began in 1888 and ended in 1941. According to the National Park Service's Supplementary Listing Record (1988), the historic district contains: 26 buildings (including the subject building at 1740 Jones Street); 2 contributing sites and 5 contributing structures (including retaining walls, ramps, stairs, and landscaping); and 11 non-contributing buildings and 1 non-contributing site. Contributors are located primarily on the block that is bounded by Jones, Taylor, Vallejo, and Broadway Streets; several contributors are also located on blocks to the north and east. The National Register Inventory Nomination Form (1987) provided this description of the historic district:

"The Russian Hill/Vallejo Street Crest District consists of the southeastern crest of Russian Hill in San Francisco, a rural-seeming residential enclave surrounded, defined and protected by walls and natural bluffs...The district's western portion is a wall of densely packed buildings [including the subject building] in Pueblo/Mission/Spanish Colonial Revival styles; the south boundary is a long massive retaining wall below gardens hiding a few scattered buildings; the central portion is a Beaux Arts-planned street running from the dense western wall through greenery and past scattered buildings to a panoramic view; to the north the district dissolves gently downhill before large apartment buildings; to the east it leaps down a 100-foot-high bluff accessible only to pedestrians and once more fenced in with massive retaining walls. In area the district is roughly one and a half 'square' city blocks and a panhandle to the east...Nine of the contributing buildings are in the First Bay Area Tradition style, 2 in Second Bay Area Tradition (a later version of the first one's philosophy and vocabulary beginning in the mid-1930s); 7 [including the subject building] are in Mission/Spanish Colonial Revival style, 6 of mixed Pueblo/Mission Revival style, and one each of Italianate, mixed Colonial Revival/Craftsman and vernacular Colonial Revival styles. Contributing also are five major retaining walls, a park, and a unified set of street improvements...Alterations in the district, in addition to new buildings and structure, consist principally of inconspicuous rear, side or roof additions and some substitution of smooth stucco for rough pebble-dash stucco." (Section 7, first page and Page 8)

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

The subject building at 1740 Jones Street is a contributing resource to the Russian Hill/Vallejo Street Crest District, which is listed in the National Register and the California Register. Based on the California Register criteria, Department staff finds that the subject building at 1740 Jones Street is also eligible for listing in the California Register as an individual historic resource.

To assist in the evaluation of the subject building, the Project Sponsor has submitted the following report:

- KDI Land Use Planning, *Historic Resource Evaluation, 1740 Jones Street Project*, dated September 21, 2010.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject building and the project.

Included is an evaluation of the subject building at 1740 Jones Street, which is eligible for listing in the California Register, based on the following criteria:

Criterion 1 - Event:	☐ Yes	☒ No	☐ Unable to determine
Criterion 2 - Persons:	☒ Yes	☐ No	☐ Unable to determine
Criterion 3 - Architecture:	☒ Yes	☐ No	☐ Unable to determine
Criterion 4 - Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		
Period(s) of Significance:	1915 - circa 1925 (1740 Jones Street); 1888 - 1941 (Russian Hill/Vallejo Street Crest District)		

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987):

"Criterion A [which is approximately equivalent to California Register Criterion 1], events, is satisfied because persons noted in the arts met here for mutual support, and because it is an island that escaped the great fire all around it after the 1906 earthquake." (Section 8, first page)

The subject building at 1740 Jones Street is not associated with the significance of the Russian Hill/Vallejo Street Crest District in relation to California Register Criterion 1, because it is not known to have been associated with persons noted in the arts, and it was constructed after the earthquake and fire of 1906. Construction and use of the subject building is not known to have had a significant association to any important historical, cultural, social, or political events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987):

"Criterion B [which is approximately equivalent to California Register Criterion 2], persons, applies for the residences of such significant people as (in alphabetical order) artists' and writers' friend Catherine Atkinson, painter Maynard Dixon, poet and suffragist Sara Bard Field, photographer Dorothea Lange, journalist Rose Wilder Lane, industrialist and Russian Hill planner Horatio P. Livermore, architect Willis Polk, painter Mary Curtis Richardson, artist Dora Norton Williams, and clergyman-philosopher Joseph Worcester." (Section 8, first page)

The subject building at 1740 Jones Street is known to have been individually associated with a person who was important in local and regional history: Horatio P. Livermore, an important resident, builder,

and planner of the Russian Hill area. According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987):

"Retired about 1901, in 1912 H.P. embarked on a nine-unit building program which, by his death four years later, earned him the title 'Father of Russian Hill.' He commissioned...noted Oakland architect Charles W. McCall (Wakefield and Holland Buildings, Wholesale Produce Market, Hatch House) for the last group of three Mission/Spanish Colonial Revivals at Vallejo and Jones in 1915 (Nos. 16-17, 46) [including the subject building at 1740 Jones Street]." (Page 18)

The subject building is therefore determined to be eligible as an individual historic resource and as a contributing resource to a known historic district under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987):

"Criterion C [which is approximately equivalent to California Register Criterion 3], architecture, applies for the masterworks of Willis Polk, almost the only surviving works of amateur architect Joseph Worcester, and typical works of Charles F. Whittlesey, Julia Morgan, Albert Farr and Charles W. McCall [including the subject building at 1740 Jones Street]; the district possesses high artistic values for the pioneering houses of the First Bay Area Tradition, for the Beaux Arts street treatment and relationship of houses to it, and for its planning, execution, and maintenance as a greenery-enveloped rural enclave in the midst of the city." (Section 8, first page)

The subject building at 1740 Jones Street embodies distinctive characteristics of a type, period, and region, it possesses high artistic values, and it is known to be the work of a master. According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987), the subject building at 1740 Jones Street is described as:

"One of a group of three Mission/Spanish Colonial Revival style houses (see No. 17 and 46), with smooth stucco and tiled gable roofs. This one is terraced back above its basement in a T-plan, with side-entered Tuscan columned portico as the T-stem. Added garages form a lower layer of terracing across the front...This house helps form the Jones Street wall protecting the district, and it maintains the greenery theme with landscaping on the terraces." (Page 21)

In addition, the subject building is representative of the work of noted Oakland architect Charles W. McCall (not Charles F. Whittlesey as stated by *Here Today*), as indicated by the copy of the original construction permit that is found in DBI records, and by the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District.

The subject building is therefore determined to be eligible as an individual historic resource and as a contributing resource to a known historic district under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

According to the National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest District (1987):

"The district's historic name 'Russian Hill' was a recognized place name long before the district's period of significance. Source of the name is generally agreed to be several Russian graves noticed by Baylard Taylor in 1849-1850, 'each surmounted with a black cross, bearing an inscription in their language.' Those buried must have come from one of the many Russian ships to arrive in San Francisco harbor, from Rezanov's in 1806, or throughout the 1812-1842 occupation of Fort Ross by the Russian American Company. The U.S. Coast Survey map of 1859 shows 'Russian Hill' here, and city directories as early as 1861 list it under 'Prominent Places' with the description 'head of Vallejo between Taylor and Jones' or 'Taylor between Broadway and Green.'" (Page 19)

The subject property at 1740 Jones Street is not likely to yield information important in prehistory or history, because the property is located on a steep site with underlying bedrock that would have been difficult for prehistoric and/or historic peoples to access, develop, or otherwise use (including as gravesites) until the late 19th century. In addition, the subject property at 1740 Jones Street and the surrounding area appears to have been graded in the late 19th century and/or early 20th century in order to construct the existing residential structures that are partially set into the hill on the east side of Jones Street, which would likely have disturbed any artifacts that may have existed on or near the surface and above the bedrock.

Based upon a review of information provided by the Project Sponsor and in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, which also applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject building at 1740 Jones Street retains all aspects of integrity and it conveys historical significance. Few documented exterior alterations have occurred, with minimal effect. Documented exterior alterations that have occurred include: addition of a historic automobile garage (circa 1925);

repair/replacement of deteriorated plaster (stucco) wall surfaces; and installation of landscaping (plantings).

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 1740 Jones Street include:

- Four-story massing (including the basement level), with massing at each level broken by terraces and/or recessed balconies
- T-shaped plan
- Sloping, broken rooflines with overhanging eaves, exposed rafters, and Spanish tile accents
- Plaster (stucco) exterior walls with flat, smooth surfaces and minimal applied ornamentation
- Simple recessed openings for doors and windows with minimal or no surrounding detail
- Portico with Tuscan columns
- Regular fenestration pattern with wood casements
- Landscaping (plantings) at the street and terrace levels

The character-defining features of the Russian Hill/Vallejo Street Crest District, specifically in relation to the subject property at 1740 Jones Street and its surrounding area, include:

- "Mediterranean-style villa" residential architecture along the east side of Jones Street (including the subject property at 1740 Jones Street)
- Retaining walls and landscaped terraces that define the western periphery of the Russian Hill/Vallejo Street Crest District (including the subject property at 1740 Jones Street)

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

☐ No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

☒ Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Tina Tam

Tina Tam, *Senior Preservation Planner*

Date: _____

6.16.2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☐ New Construction

PER DRAWINGS DATED:

April 22, 2011 (by: Thompson Studio Architects)

PROJECT DESCRIPTION

The proposed project involving the subject property at 1740 Jones Street includes: (1) Expansion/excavation of the interior automobile garage and insertion of a second automobile garage opening at street level of the primary (front) façade (also involving the reconstruction of the existing front retaining/site wall and replacement of the existing garage door); (2) Insertion of an exterior doorway on the primary (front) façade that provides access between the (interior) first living floor and the (exterior) deck level above the automobile garage; (3) renovation and improvement to the deck area located above the automobile garage, including replacement of landscaping (plantings); (4) "in-kind" replacement of deteriorated wood sash casement windows on the primary (front) façade; (5) "in-kind" repair/replacement of smooth plaster (stucco) wall surfaces on the primary (front) façade; (6) replacement of floor tiles at the upper story terrace; (7) removal of a chimney, insertion of doors and windows, and installation of a new fire escape with rooftop access at the rear elevation (which is not visible from the street); and (8) interior remodeling that includes installation of an elevator.

The proposed project is depicted in architectural plans dated April 22, 2011, prepared by Thompson Studio Architects. These architectural plans are revisions to architectural plans dated September 30, 2010, prepared by Thompson Studio Architects, which were previously submitted to the Department and reviewed by staff in a Historic Resource Evaluation Report (HRER) dated February 16, 2011 (see attached).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Department staff has reviewed the information provided by the Project Sponsor, including the revised project proposal as depicted in architectural plans dated April 22, 2011, prepared by Thompson Studio Architects. Department staff finds that the proposed project would not cause a substantial adverse change in a historic resource such that the significance of a historic building and/or a historic district would be materially impaired.

Previously, Department staff completed a HRER dated February 16, 2011 (see attached) for a proposed project involving the subject property at 1740 Jones Street, which was depicted in architectural plans dated September 30, 2010, prepared by Thompson Studio Architects. The previously completed HRER determined that the previously proposed project would have an adverse impact to a historic resource(s), and it included recommendations by Department staff to revise the project in order to avoid adverse impacts. In response to the previously completed HRER, the Project Sponsor submitted revised architectural plans dated April 22, 2011, and requested that Department staff review and respond to the revised proposed project.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's historic use as a residence, and will maintain the residential character of the area and of the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will replace an existing automobile garage door, which is not a character-defining feature, with a contemporary garage door, while retaining and preserving the existing opening. It will remove small sections of plaster (stucco) wall surfaces at the primary (front) elevation and rear elevation in order to install doors and windows, while retaining and preserving the front wall feature. It will replace deteriorated wood sash windows and deteriorated plaster (stucco) wall surfaces with "in-kind" materials and features, in order to retain and preserve historic character. It will remodel and improve the exterior deck level located above the automobile garage, including replacement of individual plantings (which are not character-defining features), while retaining and preserving the landscaped deck area (which is a character-defining space).

By avoiding the removal or alteration of features and spaces that characterize the subject building at 1740 Jones Street, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project involves installation of garage doors (including replacement of an existing garage door and installation of a new garage door) that are "flush panel" and "painted to match adjacent wall color" (as depicted on Sheet A3.1B). These garage doors will be clearly distinguishable as non-historic architectural features, and also will not adversely affect the overall historic character.

(Note: The proposed project, as depicted in architectural plans, included two options for the design of the automobile garage doors. Sheet A3.1A included "carriage style" garage doors, which were determined by Department staff to be conjectural. Sheet A3.1B included "flush panel" garage doors, which were determined by Department staff to be non-conjectural and complementary to the historic architecture.)

The proposed project also involves "in-kind" replacement of deteriorated wood sash casement windows and deteriorated plaster (stucco) wall surfaces, which is based on documentary and physical evidence of the subject building's historic condition and appearance, and is not conjectural. The "in-kind" replacement of deteriorated features will not create a false sense of historical development, and will allow the subject building to continue to be recognized as a physical record of time, place and use.

By maintaining the subject building at 1740 Jones Street as a physical record of its time, place and use, the proposed project will also retain and preserve the historic character of the individual historic resource and Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing automobile garage was constructed circa 1925. (According to DBI records, a matching automobile garage was constructed in 1924 at 1742 Jones Street, directly adjacent to the subject building. It is likely that the automobile garage at 1740 Jones Street was also constructed at that time.) The garage addition occurred within the period of significance for the historic district (1888-1941). The National Register Inventory Nomination Form for the Russian Hill/Vallejo Street Crest Historic District (1987)

indicates that the historic garage additions are characteristic features of 1740 and 1742 Jones Street: "Added garages form a lower layer of terracing across the front." (Page 10)

The proposed project will retain and preserve the existing automobile garage (and the lower layer of terracing that it forms), which has acquired significance in its own right. The proposed project will replace an existing automobile garage door, which is not a character-defining feature, with a contemporary garage door, while retaining and preserving the existing opening.

By retaining and preserving changes that have acquired historic significance in their own right at 1740 Jones Street, a contributor, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project will replace deteriorated features that do not exhibit distinctive features, finishes, construction techniques and/or craftsmanship, including wood sash casement windows and plaster (stucco) wall surfaces. The proposed project will replace these deteriorated features "in-kind", including with matching materials, finishes, designs, and operability.

By preserving distinctive features, finishes, construction techniques, and/or examples of fine craftsmanship of the subject property at 1740 Jones Street, a contributor, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project involves "in-kind" replacement of severely deteriorated wood sash casement windows and severely deteriorated plaster (stucco) wall surfaces, which do not appear to be repairable based on photographic evidence. The "in-kind" replacement of features is based on documentary and physical evidence of the subject building's historic condition and appearance, and is not conjectural. The new windows and walls will match the old windows and walls in design, color, texture, materials, and other visual qualities.

By replacement of severely deteriorated features of the subject property at 1740 Jones Street, a contributor, with new features that match the old in design, color, texture, materials, and other visual qualities, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve chemical or physical treatments that cause damage to historic materials.

By not using chemical or physical treatments that cause damage to historic materials of the subject property at 1740 Jones Street, a contributor, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

It is unlikely that any archaeological resources are located on the subject property, due to its high elevation, steep grade, bedrock composition, and inaccessibility to prehistoric and historic peoples.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project will replace an existing automobile garage door, which is not a character-defining feature, with a contemporary door, while retaining and preserving the existing garage opening. It will remove small sections of plaster (stucco) wall surfaces at the primary (front) elevation and rear elevation in order to install doors and windows, while retaining and preserving the front wall feature. It will replace deteriorated wood sash windows and deteriorated plaster (stucco) wall surfaces with "in-kind" materials and features, in order to retain and preserve historic character. It will remodel and improve the exterior deck level located above the automobile garage, including replacement of individual plantings (which are not character-defining features), while retaining and preserving the landscaped deck area

(which is a character-defining space). It will install new automobile garage doors and a new exterior doorway to the first-level deck that will be differentiated in materials from old work, while being compatible with the massing, size, scale, and architectural features.

By not destroying historic materials that characterize the property, by replacing severely deteriorated features "in-kind", and by differentiating new work from old on the subject property at 1740 Jones Street, a contributor, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the future, the new automobile garage opening could be filled within the plaster (stucco) wall, the new automobile garage doors could be removed (and a replacement door of a different design could be installed in the existing automobile garage opening), and the new landscaping (plantings) could be removed and replaced with different plantings, so that the essential form and integrity of the subject building (in its current state) would be unimpaired.

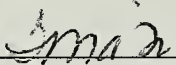
By involving new construction that could be removed in the future without impairing the essential form and integrity of the subject property at 1740 Jones Street, a contributor, the proposed project will also retain and preserve the historic character of the individual historic resource and the Russian Hill/Vallejo Street Crest Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project at 1740 Jones Street will not have a significant adverse impact upon a historic resource, as defined by CEQA. The proposed project at 1740 Jones Street does comply with the Secretary of the Interior's Standards for Rehabilitation.

PART II: SENIOR PRESERVATION PLANNER REVIEW

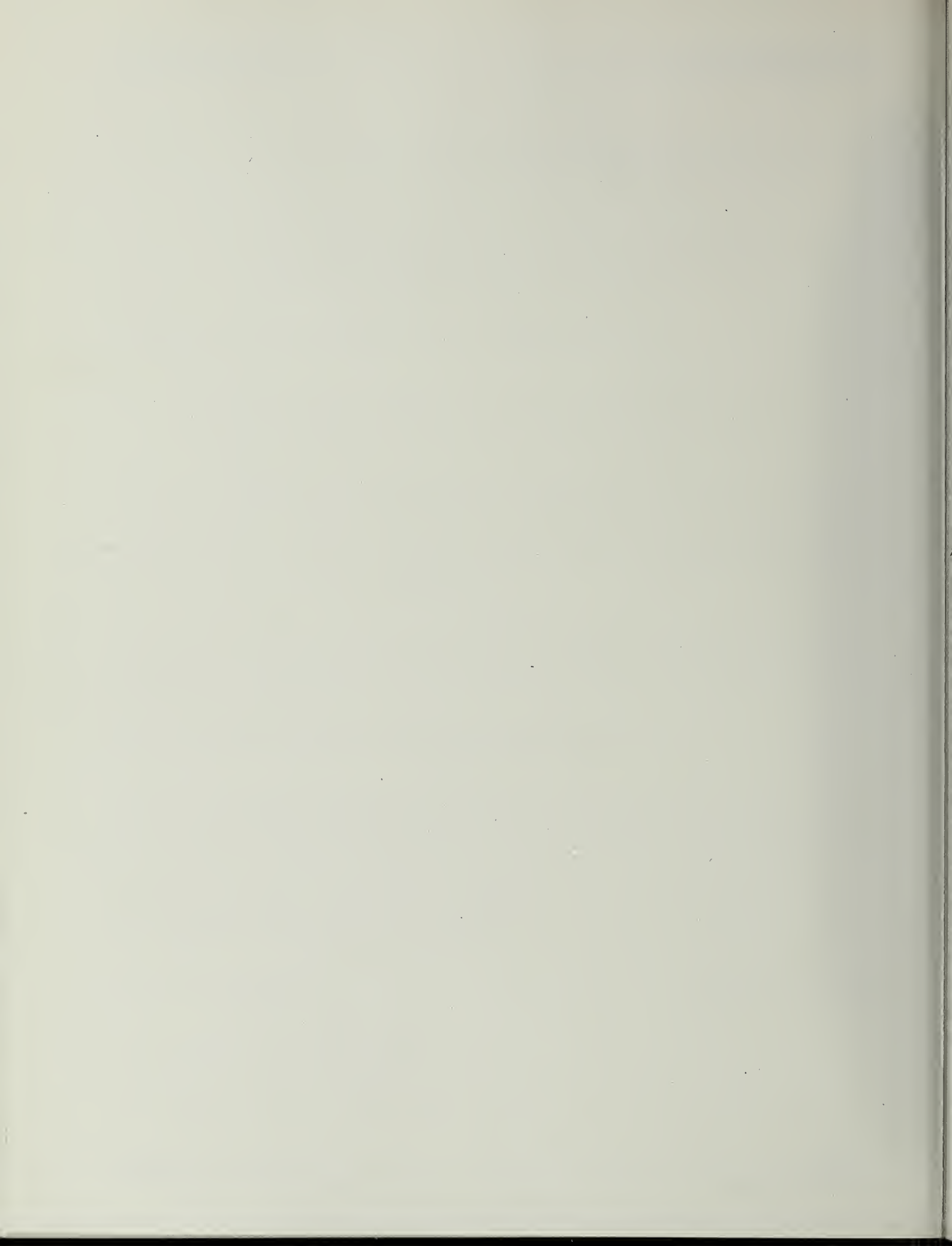
Signature: 
Tina Tam, Senior Preservation Planner

Date: 6-17-2011

Attachment: Historic Resource Evaluation Report dated February 16, 2011

cc: Linda Avery, Recording Secretary, Historic Preservation Commission

Vimaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER





FACADE - SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2011.0268E
Project Title: 2439 Buchanan
Zoning: RH-2(Residential, House, Two-Family)
40-X Height and Bulk District
Block/Lot: 0604/004
Lot Size: 2,100 square feet
Project Sponsor: Elena Vives (415) 409-7000
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

30/11
The proposed project at 2439 Buchanan Street involves raising the 2,654 square-foot, 2-story, single-family building vertically by 3 feet; adding a curb cut, driveway, and basement-level garage; constructing a narrow addition at the south end of the primary façade; constructing a new third story by partially filling in an existing attic space; minor alterations to the deck and planters in the backyard to create a children's playground space; and interior renovations. The result would be a 3,449 square-foot, three-story-over garage, single-family dwelling. The subject building measures approximately 31'9" above grade; with the proposed alterations and additions, the subject building would measure approximately 38'9.5" in height above grade.

The project site is located on the west side of Buchanan Street between Jackson and Washington Streets, on a block bounded by Webster Street to the west in the Pacific Heights neighborhood.

EXEMPT STATUS:

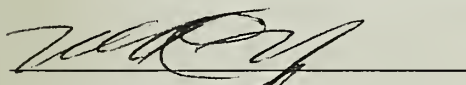
Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(1)]

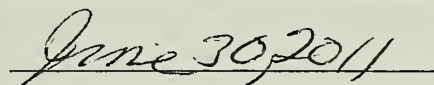
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

CC: Elena Vives, Project Contact, Historic Preservation List, Bulletin Board, David Lindsay, NW Quadrant,
Exemption / Exclusion File, Supervisor Mark Farrell

GOVERNMENT
DOCUMENTS DEPT
M.D.F.

JUL 14 2011

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REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site is a historical resource. The subject property was included in *Here Today: San Francisco's Architectural Heritage* survey (Here Today), which is an adopted local register for the City of San Francisco. Therefore, it is considered a historical resource for the purposes of CEQA. The estimated date of construction in the Here Today survey represents the present Colonial Revival style of the residence, which has remained intact since the turn of the twentieth century. Although Here Today provided an estimated construction date of 1895, the period of significance should be ca. 1905, which reflects the time when the building was actually remodeled to its current Colonial Revival appearance. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.¹

As noted above, plans submitted by the project sponsor indicate that the proposed project would include: raising the building vertically by 3 feet; adding a curb cut, driveway, and basement-level garage; constructing a narrow addition at the south end of the primary façade; constructing a new third story by partially filling in an existing attic space; minor alterations to the deck and planters in the backyard to create a children's playground space; and interior renovations.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:²

Applicable Secretary of the Interior's Standards (for plans dated 12/22/2010, and revised on 6/2/2011):

Rehabilitation Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2439 Buchanan Street building or structure was historically used as a single- and multi-family residence. Although the proposed project would add a garage facility, it intends to augment its residential use rather than to modify it significantly. The building has retained its use as a single-family residence since its period of significance of ca. 1905. The subject building would remain a single-family residence with the proposed alteration.

As designed, the proposed project is in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

As proposed, the project would not significantly affect or remove the character-defining features of the property. The third story would be deeply set back (19 feet, 6 inches) from the primary façade plane. It

¹ Memorandum from Moses Corrette, Preservation Technical Specialist, to Environmental Planning, June 8, 2011.

² Ibid.

will be hidden from view at the street level, thus maintaining the circa 1905 two-story design and configuration. The irregular L-shaped plan would be retained, as would the four-bay division of the primary façade. When raising the building and inserting the garage, all of the characteristic features of the primary façade would be retained and preserved. The building is not proposed to be raised any more than necessary to build the lower level garage; the proposed garage entry would not intrude into the floor level of the ground floor or remove any of the windows above. The addition in the south bay would not alter the character of the primary façade; though spatial relationships will marginally change, the bay would remain recessed compared to the northern bays. Overall, the property's character as a Colonial Revival residence would be preserved.

As designed, the proposed project is in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The proposed alterations will be differentiated from the historic fabric by their designs and/or materials (see Standard 9). No conjectural features or elements from other historical properties are proposed to be added. Because front-facing vehicular garages were not typically incorporated in residential facades in 1905, the proposed project does not create a false sense of historical development. The primary façade would read as an early twentieth century Colonial Revival-influenced design with Contemporary garage insertion and new (but not visible from the street) third story addition.

As designed, the proposed project would be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4. Changes to a property that have acquired significance in their own right will be retained and preserved.

The subject property's Colonial Revival style primary façade with brick veneer, French doors, and entry portico is not original to the building, but has acquired significance in its own right. The character-defining features of the façade would be retained and preserved when the building is raised and the garage opening inserted. Also, the two-story, L-shaped plan was not original to the building, but evolved over time and dates to the period of significance. The overall plan would be retained.

As designed, the proposed project would be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would preserve the distinctive materials, features, finishes and construction techniques that characterize the property. Except for a small section of wall at the south bay, the materials that date to the period of significance on the primary façade would be protected and preserved. This includes the brick cladding; arched French doors; entry portico with arched opening, pediment, gable roof, and cartouche; metal balustrades at second story windows; cornice and brackets; and mansard roof parapet.

As designed, the proposed project will be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project, as currently designed, does not include replacement of deteriorated historic features. New materials that replace seriously deteriorated original materials shall match the old in size, profile, design, color, and texture.

If the proposed project follows the guidelines outlined above, it would be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed project, as currently designed, does not include any known chemical or physical treatments to the subject property. No sand or water blasting, or other harsh treatments are proposed.

As designed, the proposed project would be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

The proposed project includes a small amount of excavation to accommodate the semi-subterranean garage, but no archaeological resources are expected to be encountered. If any archaeological material should be encountered during this project, construction would be halted and the City will be notified. The Planning Department's Preliminary Archeological Review for the proposed project found "No effects to archeological resources expected."

If the proposed project follows the guidelines outlined above, it would be in compliance with Rehabilitation Standard 8.

Rehabilitation Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

The garage insertion and third story addition would not destroy character-defining historic materials or features. While raising the building and adding a new story would alter spatial relationships to the neighboring buildings, the building would remain slightly lower than the two buildings on either side. The addition in the south structural bay would reuse the existing brick veneer and windows on the new wall, and the bay would remain recessed from the northern bays. The main floor and second floor's relationship, including scale and proportions, will remain as is. The alterations would be differentiated from the old via their design and/or materials. After raising the building 3 feet, the new lower portion of the primary façade would be clad in brick which would be differentiated by use of a horizontal beltcourse. The garage door would be materially compatible with the building's brick veneer and would be recessed in order to appear less conspicuous from the street. The door shall be painted a color that

closely matches the brick, rather than a contrasting color. Review and approval of the door is subject to review of the proposed design and finish. The wood door shall be designed in contemporary in style but compatible with the Colonial Revival-influenced style of the building. The driveway and garage opening would not exceed 10 feet at the sidewalk, in conformance with the City of San Francisco's Guidelines for Adding Garages and Curb Cuts. The proposed south addition would be built re-using existing materials, including the brick veneer (as possible) and windows. If existing bricks are not sufficient, new bricks shall be used in a random fashion, and shall be chosen to match the existing as closely as possible in finish, color, size and texture. The minimally visible third story addition is proposed in a contemporary style with modern materials such as large expanses of glass and metal in a shade that would be compatible with the brick façade but differentiated from classical architectural vocabulary of the main building.

As designed, the proposed project will be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Because the building is being altered, it is recommended that the applicant voluntarily submit clear, digital photographs, including details, of each elevation before any construction activities commence. That way a record of the current configuration would be on file, if in the future the building were to be returned to its current appearance. If the alterations were removed in the future, the essential form and integrity of the building would remain. For example, if the garage was removed in the future and the building was lowered back to its present height, it would appear as it does currently. The structure of the existing wall in the south bay is being retained, as are the brick veneer and windows, so the addition could be removed to reveal the present recessed bay, and the wall materials could be assembled back together. Using the pre-construction record, such a reconstruction would be possible. These elements of work would be admittedly large undertakings, but the application of this concept is philosophically consistent with other similar projects in San Francisco. If the third story addition were removed in the future, the essential building form would remain, as would the features of the primary façade. None of these alterations, if removed, would affect the environment or the qualities that impart historic significance to the subject property.

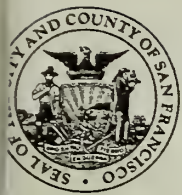
As designed, the proposed project would be in compliance with Rehabilitation Standard 10.

Conclusion:

The proposed project would involve the addition of approximately 1,753 square feet to the existing 2,654 square foot building. With the addition, the building would be approximately 4,407 square feet in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures up to 10,000 square feet if: the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. As proposed, the approximately 1,753 square foot addition measures less than 10,000 square feet and is not located in an environmentally sensitive area. Public services and facilities are available to allow for maximum development permissible in the General Plan. Therefore, the proposed addition would be exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Moses Corrette
(415) 558-6295
moses.corrette@sfgov.org

Project Address: 2439 Buchanan St.
Block/Lot: 0604/004
Case No.: 2011.0268E

Date of Review: June 8, 2011 (Part I)
June 8, 2011 (Part II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The parcel containing 2439 Buchanan Street is in the Pacific Heights neighborhood between Jackson and Washington Streets. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District.

John W. Tucker constructed 2439 Buchanan Street circa 1871 from designs by David Farquharson as a single-story, bay-fronted building. By 1887, a second floor was added and two flats occupied the building. Around 1905, the current Colonial Revival style façade and configuration was built; however, the designer is unknown. The building is a two-story-over-partial basement, wood frame building on top of a brick and concrete foundation and features an irregular L-shaped plan, brick veneered primary façade, and Colonial Revival style details. The building is capped by a flat built-up roof behind a mansard parapet. The building is recessed several feet from the front property line, setting it back from its neighbors. The site features a rectangular landscaped plot of shrubbery that extends about three feet into the sidewalk, surrounded by a low concrete curb.

The primary façade faces east, with the ground floor elevated several feet from street level. The façade contains four structural bays, one of which is deeply recessed at the south end of the façade. The main portion of the facade features an entry portico projecting from the second bay to the south. The portico features brick stairs and posts, an arched opening, wood pediment, and a gable roof. A large cartouche ornaments the pediment. The primary entrance contains a paneled wood door. North of the entry, an elevated brick and concrete deck is enclosed by a simple metal balustrade. Two round-headed wood French doors with curved mullions open from the living room to the front deck. The recessed bay on the south features a slatted wood door below street level, which accesses a basement-level passageway, and a narrow 6-light, wood-sash window with a metal grille at the ground floor level.

The second floor contains a narrow multi-light, wood-sash window in the recessed south structural bay and three identical 12-light, wood-sash windows with ogee lugs (also known as lamb's tongues) at the lower corners of the upper sashes. The three windows feature slightly curved metal decorative balustrades. The primary façade terminates in a paneled frieze, paired scrolled brackets, a cornice, and a mansard roofed parapet clad in asphalt shingles.

The rectangular backyard is located at the southwest corner of the property, walled in by the residence on the north and east sides, and by the adjacent house on the south side. A tall wood fence topped by a decorative metal grate in the style of knotted rope wraps around the west and southwest corners of the yard. The backyard features a brick patio that is accessed by brick steps descending from the east and north wings of the house.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was included in Here Today: San Francisco's Architectural Heritage (Here Today), which is an adopted local register for the City of San Francisco. Therefore, it is considered a historical resource for the purposes of CEQA. The estimated date of construction in the Junior League's survey represents the present Colonial Revival style of the residence, which has remained intact since the turn of the twentieth century. Although Here Today provided an estimated construction date of 1895, the period of significance should be ca. 1905, which reflects the time when the building was actually remodeled to its current Colonial Revival appearance. The building is considered a "Category A" property (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

San Francisco's Pacific Heights neighborhood is defined as the thirty-six blocks bounded by Franklin, Fillmore, California, and Broadway Streets. 2439 Buchanan Street is located toward the northwest corner of the neighborhood.

Pacific Heights became part of San Francisco in the 1850s through the Van Ness Ordinance, which created the Western Addition, a tract encompassing five hundred blocks between Larkin and Divisadero Streets. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street, and several large weekend retreats for prominent businessmen on the blocks south of California Street. The rest of the district largely consisted of sand dunes and chaparral. The 1869 U. S. Coastal Survey map of San Francisco shows that the only graded streets connecting this area to downtown were California and Sacramento Streets, and the nearest horse car line operated along Polk and Sutter Streets. The block where 2439 Buchanan Street stands today is shown as completely undeveloped, and fewer than ten houses were scattered on the surrounding blocks.

One of the earliest persons to recognize the development potential of Pacific Heights was John W. Tucker, the owner of a prosperous jewelry store in downtown San Francisco. A native of New York, Tucker arrived in San Francisco in 1849 during the Gold Rush. By the 1850s Tucker operated a store on Montgomery Street specializing in gold quartz jewelry. As a skilled promoter, Tucker's business prospered along with the City, and by the 1870s, Tucker had branched out into real estate speculation.

Between 1870 and 1871, Tucker provided financial backing and promotion for noted architect David Farquharson to construct a group of 40 cottages that came to be known as "Tucker Town".

Located on the block bounded by Jackson, Washington, Buchanan, and Webster Streets, Tucker and Farquharson sold 26 lots with houses priced from \$2,800 to \$3,500 between November 1870 through March 1871. All the buildings were painted white, and a later writer described them as "that pretty square block of birdcage houses, each set in a garden of roses." While Farquharson's career included many notable buildings, including William Ralston's Bank of California and buildings at U.C. Berkeley, the Tucker Town houses were simple, one-story cottages and mirrored duplexes designed for one or two working-class families. Ambitious as this project was, these modest homes were atypical when compared to the later, more affluent development of the area.

Between the 1870s and the turn of the 20th century, Pacific Heights developed into a prestigious suburb for the downtown establishment as streets were graded and cable car lines extended westward. The blocks adjoining the cable car lines were quickly subdivided and built up by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were The Real Estate Associates, a company which developed a three-block parcel of land between Sacramento, Clay, Webster and Pierce Streets in the early 1870s. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows in the lots that did not occupy the corner.

Few of these extravagant Victorians survive, as many were demolished within a generation due to the rapidly accelerating property values in what had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units. Many of the latter were designed by H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of large apartment buildings. During World War II, the population of the City dramatically increased with an influx of workers. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, most of the remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally stuccoed multi-story apartment buildings with little ornament other than balconies and large picture windows.

The neighborhood immediately surrounding 2439 Buchanan Street is primarily residential with a few businesses. Buildings in this neighborhood date from a variety of eras and many predate the 1906 Earthquake and Fire, including a group of five Queen Anne row houses directly across Buchanan Street. The block containing 2439 Buchanan Street was the "Tucker Town" housing development of one-story cottages (1870-1871). There are remnants of Tucker Town, including 2209 Jackson Street, which appears to remain in largely its original state.

The neighborhood was completely built out by 1893, the year of the earliest Sanborn Map for Pacific Heights. Alterations and widespread replacement of buildings has occurred since that time. A 1931 apartment building occupies the lot immediately south of the subject property, and several other 1920s and 1930s apartment buildings exist in the area. Many neighboring houses have been raised to

accommodate basements (a practice that has been taking place on this block since at least the 1890s) and single-car garages. Today, the buildings in the neighborhood feature various footprints and massing, and range from approximately two to six stories in height.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources based on the following Criterion(s):

Criterion 1 - Events:

☐ Yes

☒ No

☐ Unable to determine

Criterion 2 - Persons:

☐ Yes

☒ No

☐ Unable to determine

Criterion 3 - Design/Architecture:

☒ Yes

☐ No

Period of significance: c. 1905

Criterion 4 - Information Potential:

☐ Further investigation recommended.

District or Context:

☐ Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

N/A

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the consultant, Page & Turnbull, and found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The building is associated with very early development in the Pacific Heights neighborhood. Between 1870-1871, builder J.W. Tucker developed "Tucker Town," a collection of one-story, bay-window cottages on the blocks bounded by Jackson, Washington, Buchanan and Webster Streets. However, the residence at 2439 Buchanan Street has been enlarged and remodeled since its original construction, and no longer conveys its significance as an early Italianate cottage associated with the Tucker Town development. A much better example exists at 2209 Jackson Street (APN 0604-035) around the corner, and is the only remaining residence from Tucker Town that retains its original features and one-story massing.

It is therefore determined that there is not a California Register-eligible historic district in the neighborhood, and that the property at 2439 Buchanan Street is not eligible under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

The 1894 Block Book records the estate of H. N. Sherman as the owner of 2439 Buchanan. The 1875 City Directory lists his widow, Harriet, as a resident there in 1875. It is assumed that the Shermans were the original owners. Their son, Frank P. Sherman, who for many years was the vice president of the Carlson Currier Silk Manufacturing Company, the first silk manufacturer on the west coast, inherited the property. He briefly resided at 2439 Buchanan in 1886 with his mother and again in 1888 with two tenants. In 1920, ownership passed from Henri Marx to his wife Lena Marx. From December 1948 to May 1949, 2439 Buchanan Street was owned by Dorothy Warenskjold. At the time she sold the building, she was embarking on a successful career as an opera singer. Herman C. and Anna E. Stein owned the building from 1949 until 1958. Before taking residence in the late 1950s, the Steins rented it to tenants. Notable among them were the retired international opera star Natalie Bodanya and her husband, William Gorman. In 1958, the property passed to Julius A. Buckler, Jr. who lived there for 25 years until 1983.

Although a number of successful persons have owned the subject property, it was not demonstrated to have been directly associated with persons significant in our past. Research did not suggest that historically significant persons figured prominently in the history of the building sufficient to qualify it for listing under this criterion. Records show that none of the property owners or tenants of the building are important to the local, regional or national past. Therefore, 2439 Buchanan Street, is not eligible under Criterion 2.

Criterion 3: It embodies the distinctive design or architectural characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

As stated in the report, the subject building no longer represents its original design or can represent the work of builder J.W. Tucker. The building, both interior and exterior, has been remodeled greatly several times, including raising it to two stories, adding a partial basement, extending the primary façade toward the street, cladding it with a brick veneer, and converting it from a single-family dwelling into a two-unit flat, and then back to a single-family residence. The architects or builders for these early alterations are unknown.

However, the present appearance as a Colonial Revival style building, dating to circa 1905, represents a popular design vocabulary of the early twentieth century. Due to its inclusion in Here Today, 2439 Buchanan Street is classified under Category A – Adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register. It is therefore considered by the City and County of San Francisco to be an historic resource as defined in CEQA.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of

a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Workmanship:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Setting:	☒ Retains	☐ Lacks	Association:	☒ Retains	☐ Lacks
Materials:	☒ Retains	☐ Lacks			

Based on the Here Today designation, the property retains integrity of design, materials, and workmanship, as the building's Colonial Revival style primary façade has not been altered. Though the building does not retain feeling or association connecting it to the Tucker Town development of small Italianate cottages, it does retain these qualities as an older property converted to the Colonial Revival style, which was popular at the turn of the twentieth century. The building has been minimally altered on the primary façade since the Board of Supervisors adopted Here Today in 1970, so the building retains integrity to its identified period of significance.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include the following:

- Two-story massing;
- Irregular L-shaped plan;
- Brick primary façade including its bond and grout methods;
- wood shingle secondary facades;
- Four-bay division of the primary facade;
- Façade set back from the property line;
- Projecting entry portico with Classical Revival details including an arched opening, pediment, gable roof, and cartouche;
- Arched French doors with curved mullions;
- Metal balustrades at second story windows;
- Paneled frieze, paired scrolled brackets, and cornice;
- Mansard roofed parapet.

CEQA HISTORIC RESOURCE DETERMINATION

☐ No Historical Resource Present

If there is no historical resource present, please have the Senior Preservation planner review, sign, and process for the Environmental Division.

- ☐ Property is not a Historical Resource but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

- ☒ Historical Resource Present

If a historical resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Division.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: _____

Sm42

Tina Tam, Senior Preservation Planner

Date: _____

6-23-2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT:

☐ Demolition/New Construction

☒ Alteration

PER DRAWINGS DATED: December 22, 2010; with select revisions dated June 2, 2011

PROJECT DESCRIPTION:

The proposed project at 2439 Buchanan Street involves raising the building vertically by 3 feet; adding a curb cut, driveway, and basement-level garage; constructing a narrow addition at the south end of the primary façade; constructing a new third story by partially filling in an existing attic space; minor alterations to the deck and planters in the backyard to create a children's playground space; and interior renovations. The major exterior alterations, which could potentially affect the character-defining features of the building, are described in detail below.

The building will be raised, and the new 3-foot lower section of the primary façade will be clad in brick and separated from the older brick by use of a horizontal beltcourse. A subterranean partial basement level will be constructed for the garage. It will not be connected to the small basement storage room at the rear (west end) of the building, which will be infilled. The garage interior will span the full width of the building, with stairs at the south end that lead to the first floor and out to the rear yard. A ramp will slope at a 20 percent angle down to the garage opening, which will be recessed beneath the existing front patio at the façade plane. The width of the driveway at the sidewalk and the garage door will be 9 feet and will be recessed by one foot. The wood garage door will be painted a color that closely matches the brick, but will be designed in a contemporary style.

An addition will be made to the southeast corner of the building at the primary façade. The structure of the original wall in the recessed south bay as well as the decorative cornice and mansard roof parapet will remain in place, but a new exterior wall will be constructed to align with the plane of the primary entrance door. The existing brick veneer and windows from the existing façade of this bay will be reused to the greatest extent possible for the new façade.

The 10-foot high third story addition is proposed to be constructed partially within the existing shallow attic space. It would be set back nearly 19 feet from the primary façade and just over 20 feet from the rear façade. Rooftop patios are proposed to occupy these spaces. No guardrails will be needed at the primary facade, as the existing parapet walls are about 5 feet high. The proposed third story addition will be designed in a contemporary style with fully glazed metal doors and metal panel siding. It will terminate in a flat roof.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the proposed project, the project sponsor has submitted the following report: *Historic Resource Evaluation, 2439 Buchanan Street, May 2, 2011*, by Page & Turnbull. Staff has reviewed this report and fully concurs with its findings and evaluation.

The following analysis is a review for conformance with the Standards for Rehabilitation, each standard is numbered and an explanation of the project's conformance follows the quoted standards.

Rehabilitation Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2439 Buchanan Street was historically used as a single- and multi-family residence. Although the proposed project will add a garage facility, it intends to augment its residential use rather than to modify it significantly. The building has retained its use as a single-family residence since its period of significance of ca. 1905. The subject building will remain a single-family residence with the proposed alteration.

As designed, the proposed project is in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

As proposed, the project will not significantly affect or remove the character-defining features of the property. The third story will be deeply set back from the primary façade plane. It will be hidden from view at the street level, thus maintaining the circa 1905 two-story design and configuration. The irregular L-shaped plan will be retained, as will the four-bay division of the primary façade. When raising the building and inserting the garage, all of the characteristic features of the primary façade will be retained and preserved. The building is not proposed to be raised any more than necessary to build the lower level garage; the proposed garage entry will not intrude into the floor level of the ground floor or remove any of the windows above. The addition in the south bay will not alter the character of the primary façade; though spatial relationships will marginally change, the bay will remain recessed compared to the northern bays. Overall, the property's character as a Colonial Revival residence will be preserved.

As designed, the proposed project is in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The proposed alterations will be differentiated from the historic fabric by their designs and/or materials (see Standard 9). No conjectural features or elements from other historical properties are proposed to be added. Because front-facing vehicular garages were not typically incorporated in residential facades in 1905, the proposed project does not create a false sense of historical development. The primary façade will read as an early twentieth century Colonial Revival-influenced design with Contemporary garage insertion and new (but not visible from the street) third story addition.

As designed, the proposed project will be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4. Changes to a property that have acquired significance in their own right will be retained and preserved.

The subject property's Colonial Revival style primary façade with brick veneer, French doors, and entry portico is not original to the building, but has acquired significance in its own right. The character-defining features of the façade will be retained and preserved when the building is raised and the garage opening inserted. Also, the two-story, L-shaped plan was not original to the building, but evolved over time and dates to the period of significance. The overall plan will be retained.

As designed, the proposed project will be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will preserve the distinctive materials, features, finishes and construction techniques that characterize the property. Except for a small section of wall at the south bay, the materials that date to the period of significance on the primary façade will be protected and preserved. This includes the brick cladding; arched French doors; entry portico with arched opening, pediment, gable roof, and cartouche; metal balustrades at second story windows; cornice and brackets; and mansard roof parapet.

As designed, the proposed project will be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project drawings do not currently specify whether there are any deteriorated historic features, and whether they would be repaired rather than replaced. New materials that replace seriously deteriorated original materials shall match the old in size, profile, design, color, and texture.

If the proposed project follows the guidelines outlined above, it will be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed project, as currently designed, does not include any known chemical or physical treatments to the subject property. No sand or water blasting, or other harsh treatments are proposed.

As designed, the proposed project will be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

The proposed project includes a small amount of excavation to accommodate the semi-subterranean garage, but no archaeological resources are expected to be encountered. If any archaeological material should be encountered during this project, construction will be halted and the City will be notified.

If the proposed project follows the guidelines outlined above, it will be in compliance with Rehabilitation Standard 8.

Rehabilitation Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

The garage insertion and third story addition will not destroy character-defining historic materials or features. While raising the building and adding a new story will alter spatial relationships to the

neighboring buildings, the building will remain slightly lower than the two buildings on either side. The addition in the south structural bay will reuse the existing brick veneer and windows on the new wall, and the bay will remain recessed from the northern bays. The main floor and second floor's relationship, including scale and proportions, will remain as is. The alterations will be differentiated from the old via their design and/or materials. After raising the building 3 feet, the new lower portion of the primary façade will be clad in brick which will be differentiated by use of a horizontal beltcourse. The garage door will be materially compatible with the building's brick veneer and will be recessed in order to appear less conspicuous from the street. The door shall be painted a color that closely matches the brick, rather than a contrasting color. Review and approval of the door is subject to review of the proposed design and finish. The wood door shall be designed in contemporary in style but compatible with the Colonial Revival-influenced style of the building. The driveway and garage opening will not exceed 10 feet at the sidewalk, in conformance with the City of San Francisco's Guidelines for Adding Garages and Curb Cuts. The proposed south addition will be built re-using existing materials, including the brick veneer (as possible) and windows. If existing bricks are not sufficient, new bricks shall be used in a random fashion, and shall be chosen to match the existing as closely as possible in finish, color, size and texture. The minimally visible third story addition is proposed in a contemporary style with modern materials such as large expanses of glass and metal in a shade that will be compatible with the brick façade but differentiated from classical architectural vocabulary of the main building.

As designed, the proposed project will be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Because the building is being altered, it is recommended that the applicant voluntarily submit clear, digital photographs, including details, of each elevation before any construction activities commence. That way a record of the current configuration will be on file, if in the future the building were to be returned to its current appearance. If the alterations were removed in the future, the essential form and integrity of the building would remain. For example, if the garage was removed in the future and the building was lowered back to its present height, it would appear as it does currently. The structure of the existing wall in the south bay is being retained, as are the brick veneer and windows, so the addition could be removed to reveal the present recessed bay, and the wall materials could be assembled back together. Using the pre-construction record, such a reconstruction would be possible. These elements of work would be admittedly large undertakings, but the application of this concept is philosophically consistent with other similar projects in San Francisco. If the third story addition were removed in the future, the essential building form would remain, as would the features of the primary façade. None of these alterations, if removed, would affect the environment or the qualities that impart historic significance to the subject property.

As designed, the proposed project will be in compliance with Rehabilitation Standard 10.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 5ma2
Tina Tam, Senior Preservation Planner

Date: 6-23-2011

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Project planner, if applicable

NMC: I:\Cases\2011\2011.0268\HRER response.doc



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